



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 16, 2014

John J. George
Schuyler, Roche & Crisham, P.C.
Two Prudential Plaza
180 North Stetson Avenue
Suite 2800
Chicago, IL 60601

**Re: Administrative Relief request for Business Planned Development No. 779
590 West Madison Street**

Dear Mr. George:

Please be advised that your request for a minor change to Business Planned Development No. 779 ("PD 779"), has been considered by the Department of Planning and Development (the "Department") pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 779.

Your client and the owner of all of the property within PD 779, Third Millennium Properties, is seeking administrative relief to:

- Increase the building height from 495 to 572 feet to allow for the construction of a 42-story mixed use building containing office space and hotel use. The following drawings, prepared by Goettsch Partners, shall be inserted into the main file: Site Plan, Pocket Park Plan, Ground Floor Plan, Levels 02-06 Plans, Typical Low-Rise (Hotel) Plan, Typical Mid-Rise and High-Rise (Office) Plans, High Rise Terrace A and B Plans, Level 40-42 Plans, Lower Level 01 Plan, Exterior Material Palette, and West, South, East and North Building Elevations. (The proposed Site Plan was approved by the Department of Transportation and the Fire Department).
- Reduce the total required number of parking spaces within PD 779 from 400 to 296 spaces. The proposed building will contain 34 below grade parking spaces and when combined with the existing building's parking, will total 296 parking spaces. According to your request letter, the proposed building meets all use and bulk regulations of PD 779 except for the building height and parking requirements.

The proposed height increase is a result of the expansion of the proposed pocket park located along Washington Street. At the request of the community and Alderman Reilly, the owner agreed to expand the size of the pocket park which resulted in the shrinking of the building's

floor plan. Therefore, while the Department asked that the proposed height be decreased, Alderman Reilly and the community are comfortable with the increased height based upon the resulting increased green space.


In regards to the proposed parking reduction, under the current parking requirements of the Chicago Zoning Ordinance, PD 779 would not require any on-site parking due to the fact that it contains all non-residential uses of office, hotel and retail space. Additionally, PD 779 is located across from Metra's Richard B. Ogilvie Transportation Center, which would qualify this development as a transit oriented development if parking were required.

Therefore, with regard to your request, the Department of Planning and Development has determined that allowing the proposed height increase and parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 779, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

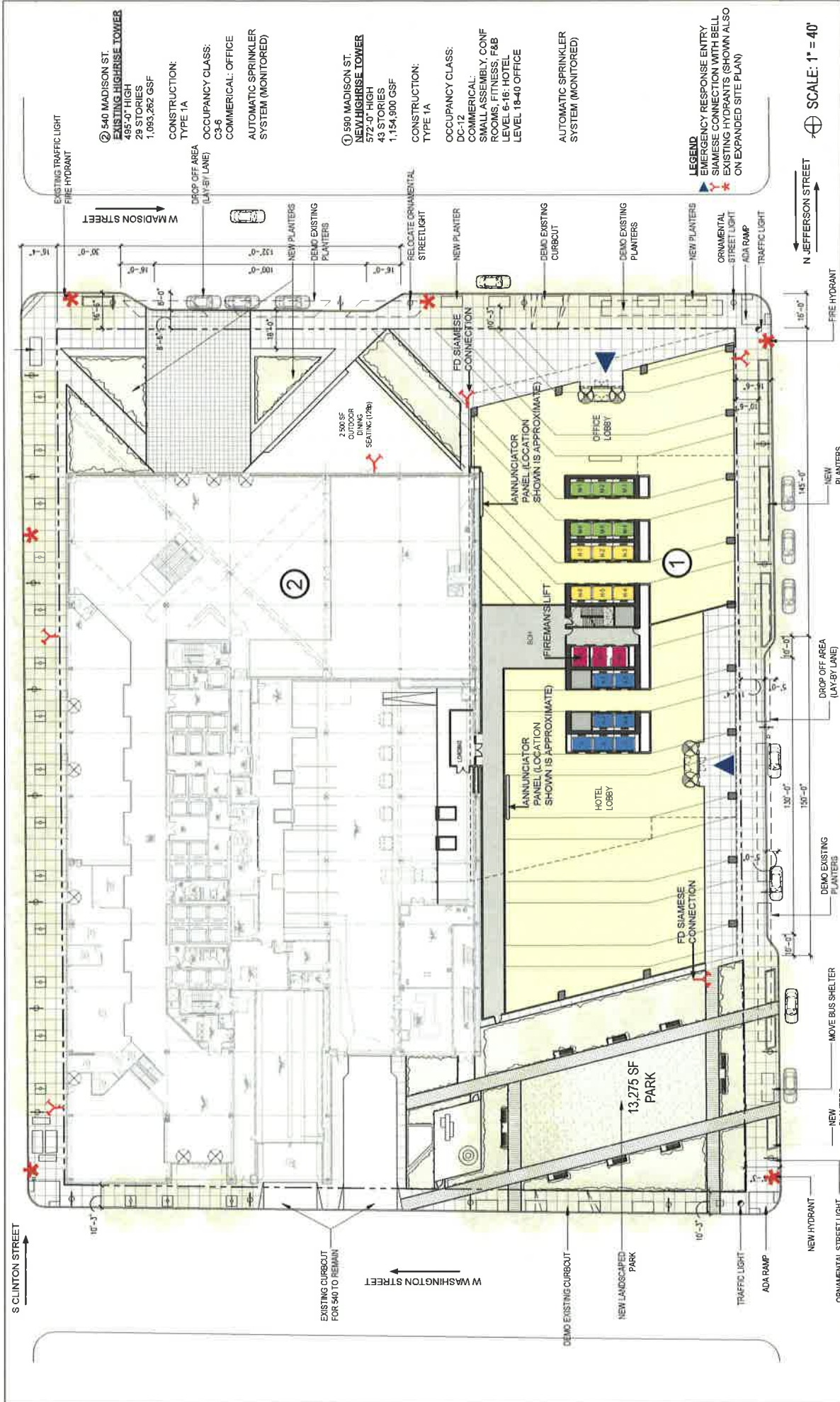
Your request letter also included a request for site plan approval. However, pursuant to PD 779, site plan approval is not required.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS:HG:tm

C: Fred Deters, Mike Marmo, Erik Glass, Main file



SCALE: 1" = 40'

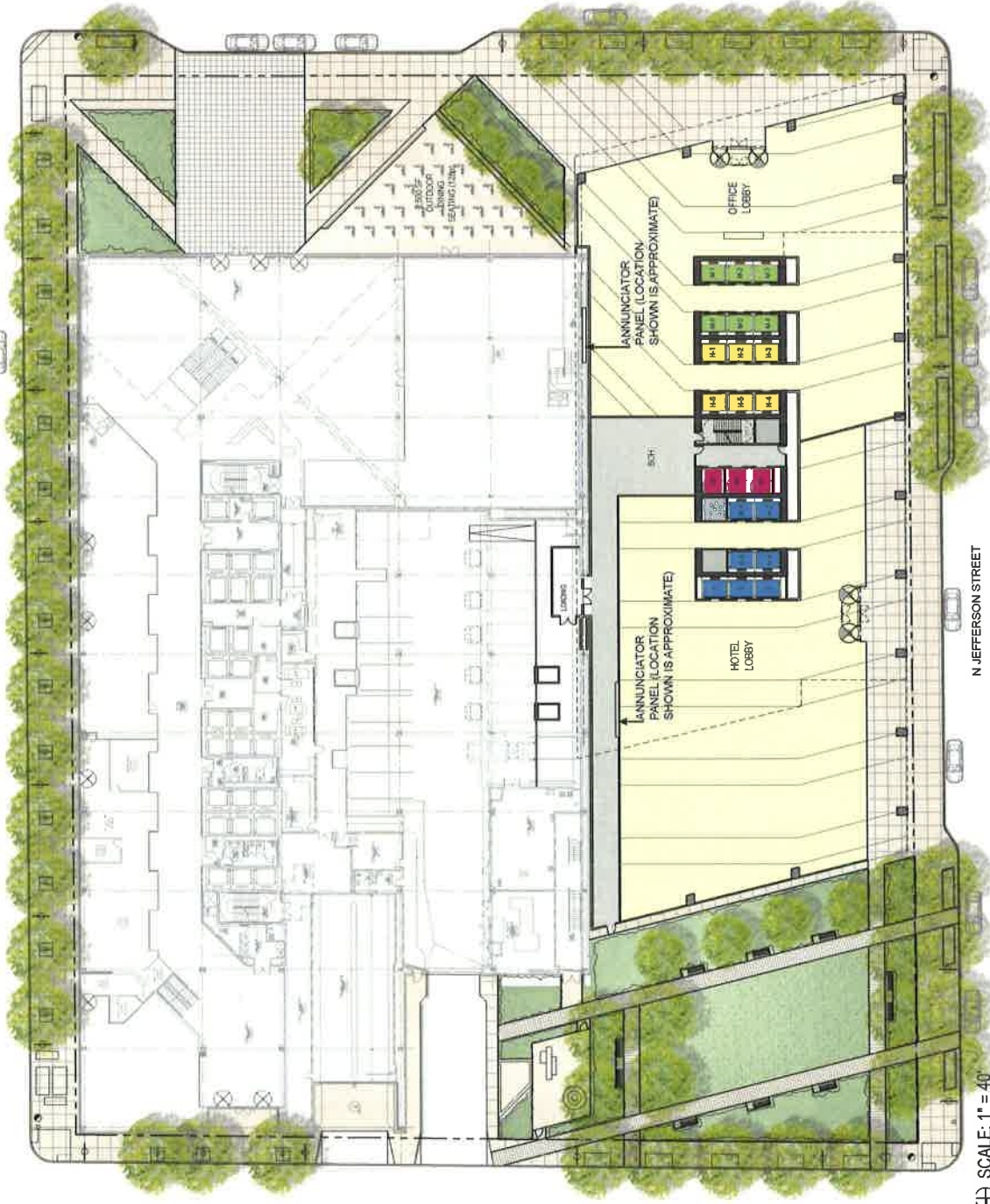
SITE PLAN

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

Gp GOETTSCH PARTNERS
254 South Main Street, Suite 17
Portland, ME 04101
P + 313 356 0600 F + 313 356 0601
info@goettsch.com



S CLINTON STREET



W MADISON STREET

W WASHINGTON STREET

N JEFFERSON STREET

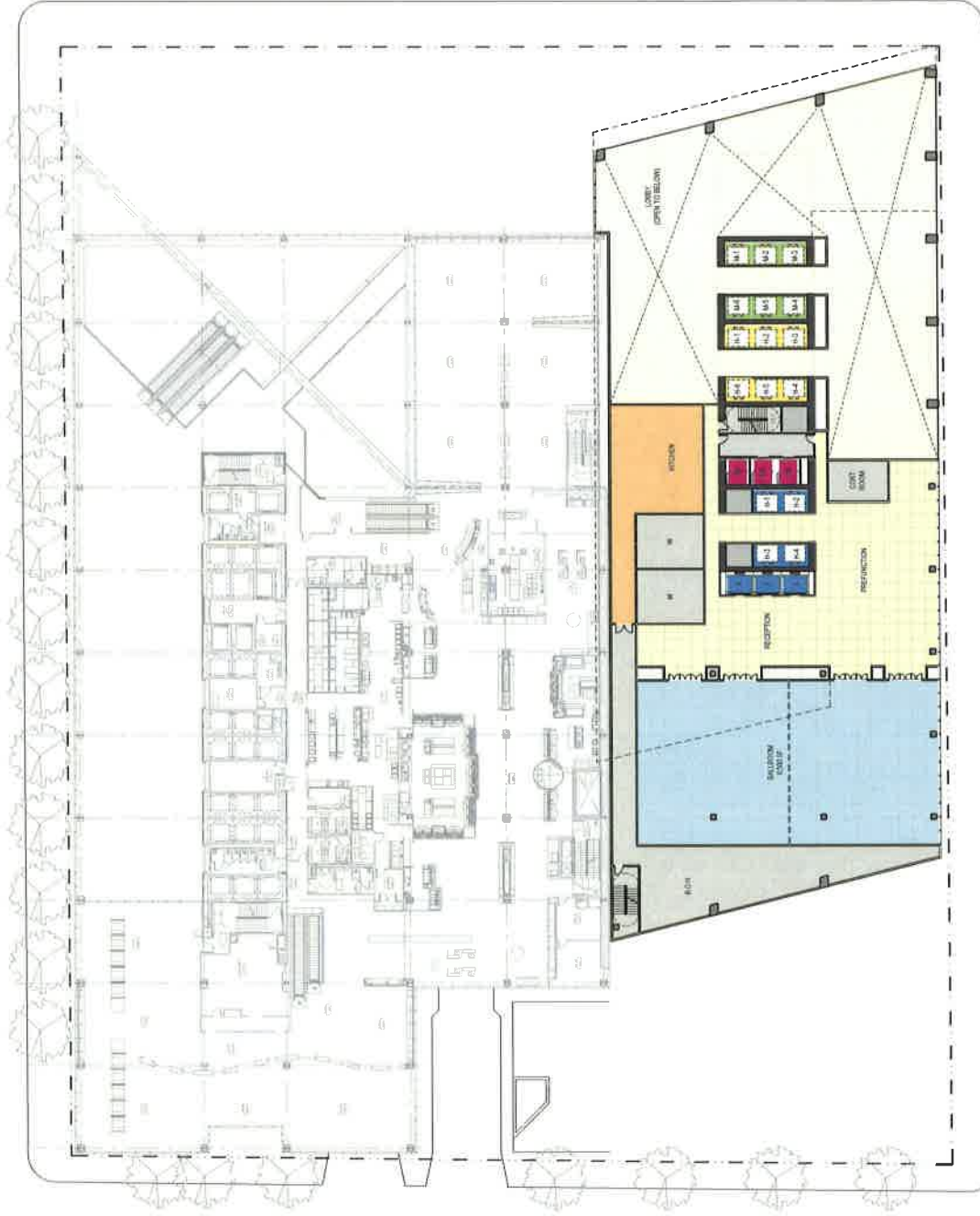
SCALE: 1" = 40'

224 South Main Street, 5th Floor
Chicago, Illinois 60604-1000
Phone: 312.366.0801
Fax: 312.366.0801
goettsch.com

GP GOETTSCH
PARTNERS

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

GROUND FLOOR PLAN



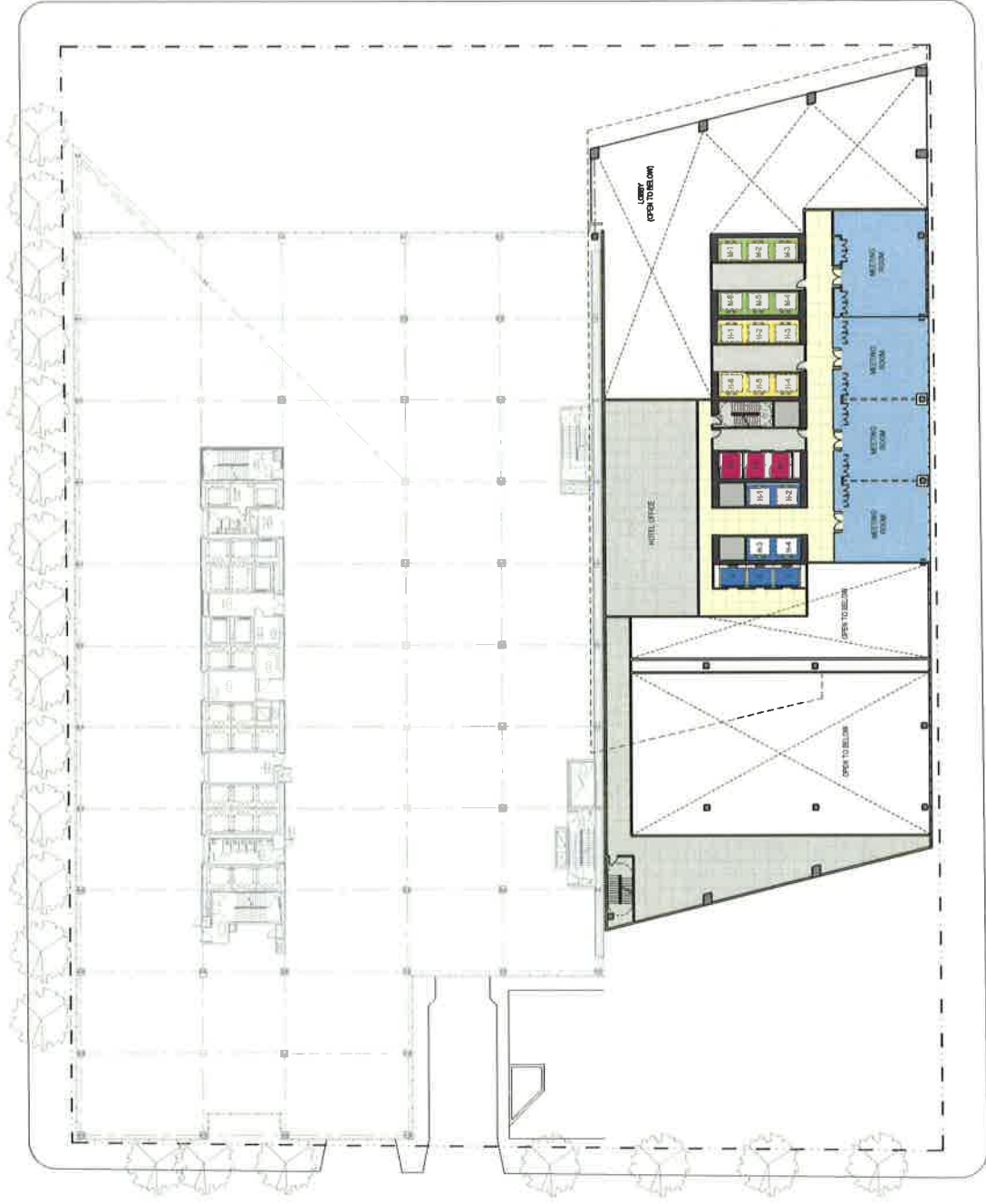
⊕ SCALE: 1" = 40'

GP
GOETTSCH
PARTNERS

224 South Madison, Suite 17
Chicago, Illinois 60604
P: 312.354.0800 F: 312.354.0801
gpartners.com

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

LEVEL 02 PLAN



SCALE: 1" = 40'



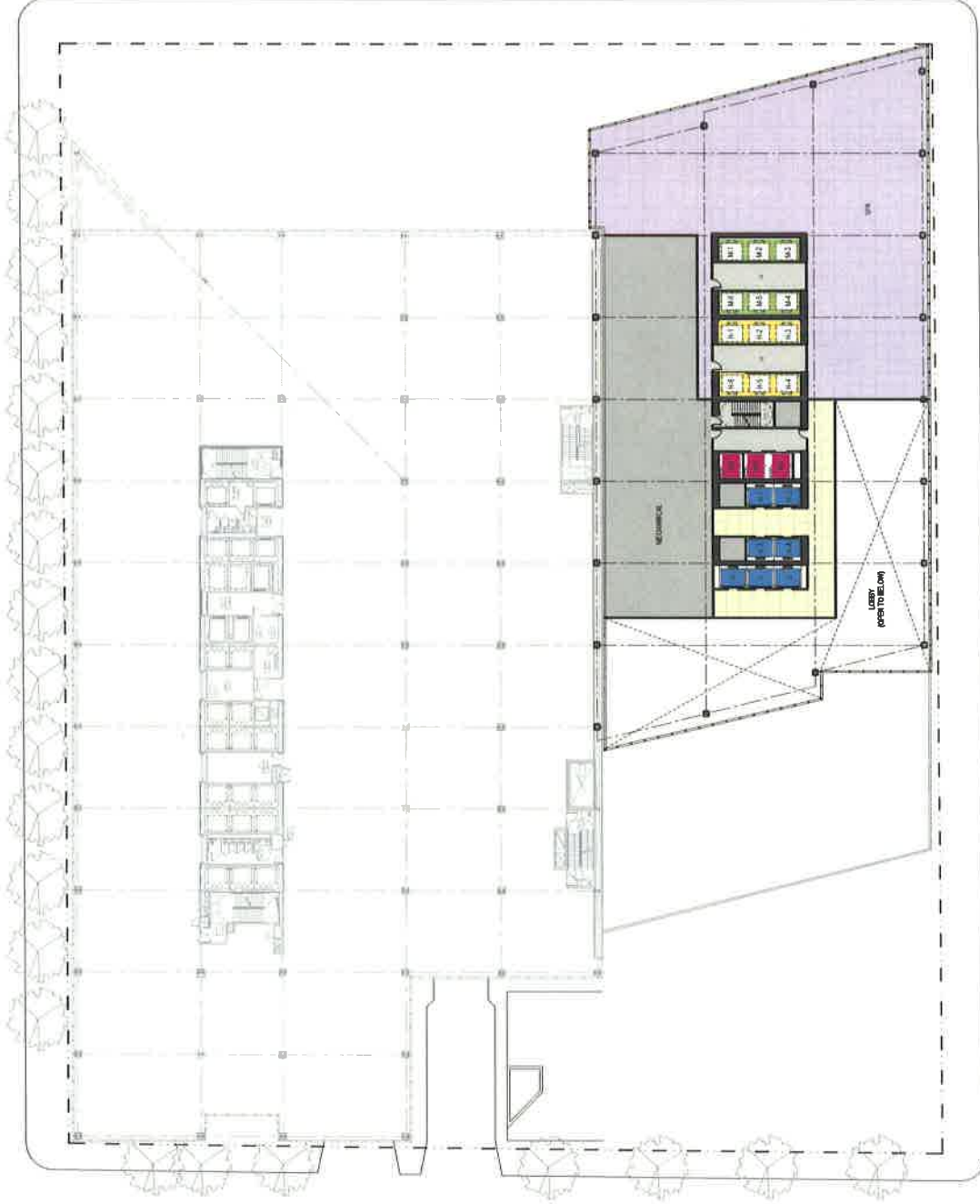
⊕ SCALE: 1" = 40'

24 South Madison, Page 17
 Goettsch Partners
 P: 414.372.3600 F: 414.372.3601
 goettsch.com

APPLICANT: THIRD MILLENNIUM PROPERTIES
 590 W MADISON

LEVEL 04 PLAN

GP GOETTSCH
 PARTNERS



⊕ SCALE: 1" = 40'

226 South Main Street, Suite 17
 Madison, WI 53702
 P +1 312 356 0000 F +1 312 356 0001
 goettsch.com

GP GOETTSCHE
 PARTNERS

APPLICANT: THIRD MILLENIUM PROPERTIES
 590 W MADISON

LEVEL 05 PLAN



⊕ SCALE: 1" = 40'

204 South Main Street, Suite 17
Madison, WI 53703
P: 608.261.0000 F: 608.261.0001
goettsch.com

GP GOETTSCH
PARTNERS

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

LEVEL 06 PLAN

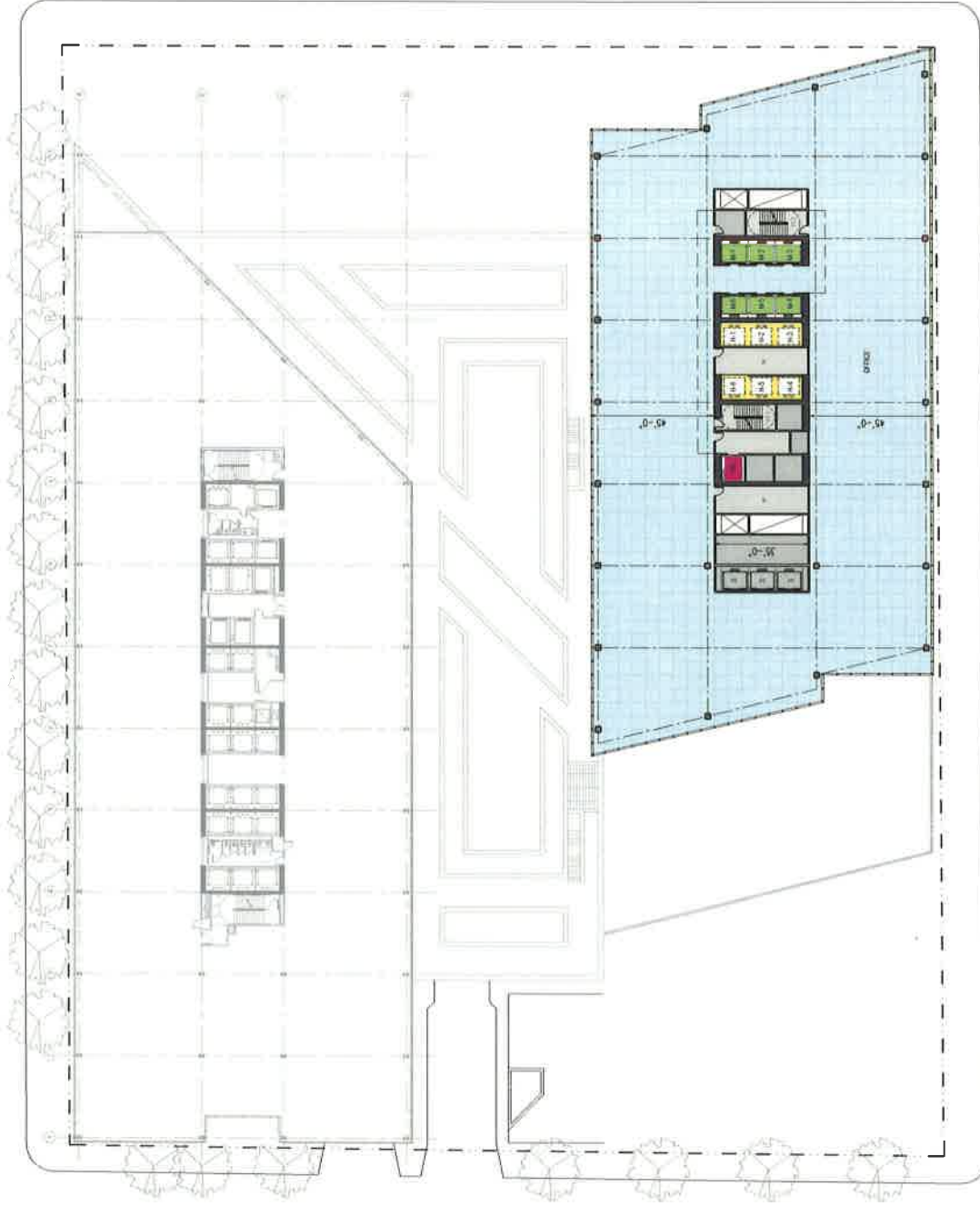


⊕ SCALE: 1" = 40'

TYPICAL LOW-RISE (HOTEL) PLAN

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

Gp GOETTSCH
PARTNERS
224 South Michigan, Floor 17
Chicago, Illinois 60604 USA
P +1 312 366 0800 F +1 312 366 0801
http://www.goettsch.com



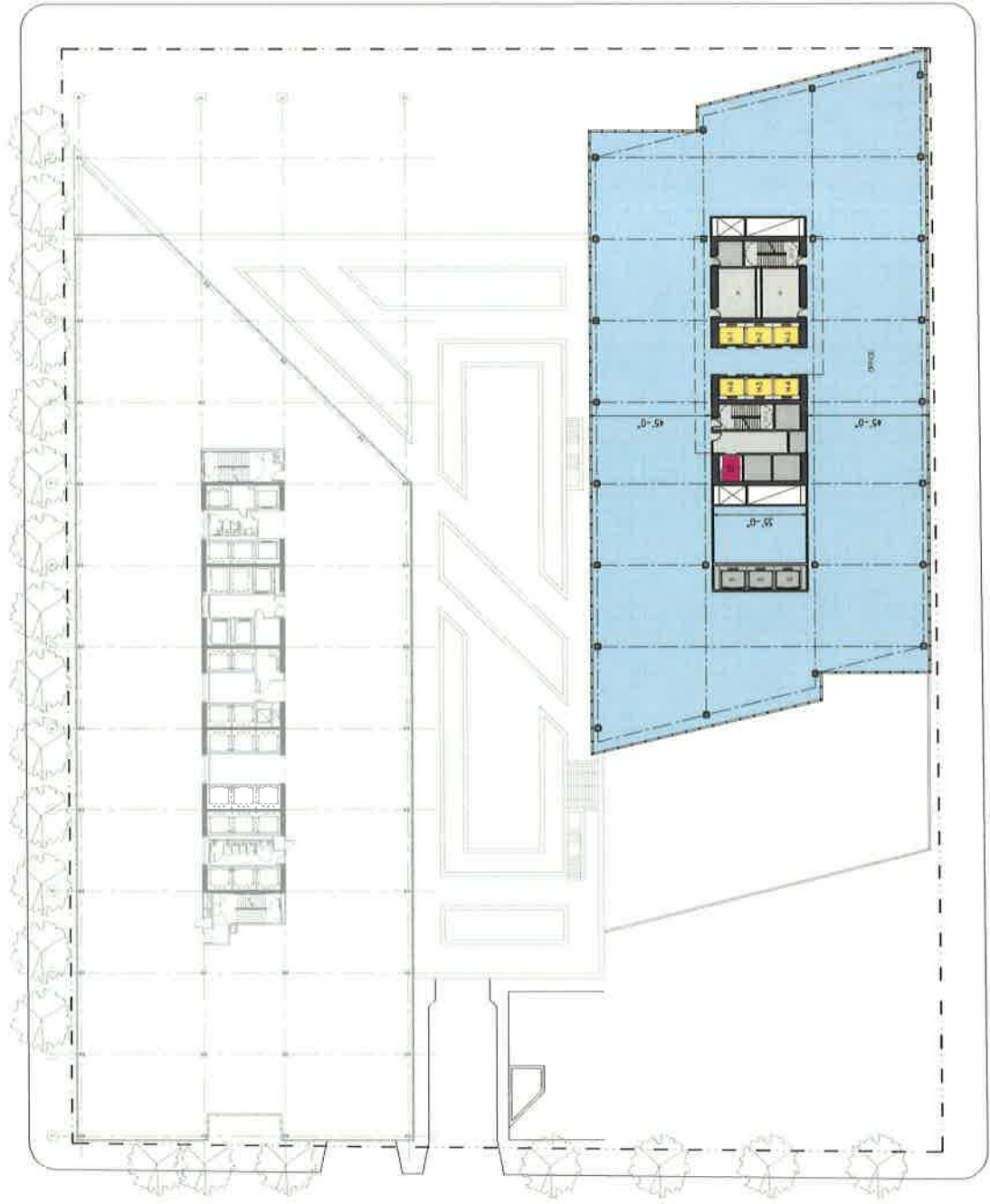
⊕ SCALE: 1" = 40'

224 South Madison Ave., 17
Chicago, IL 60606
P +1 312 556 0000 F +1 312 556 0001
goettsch.com

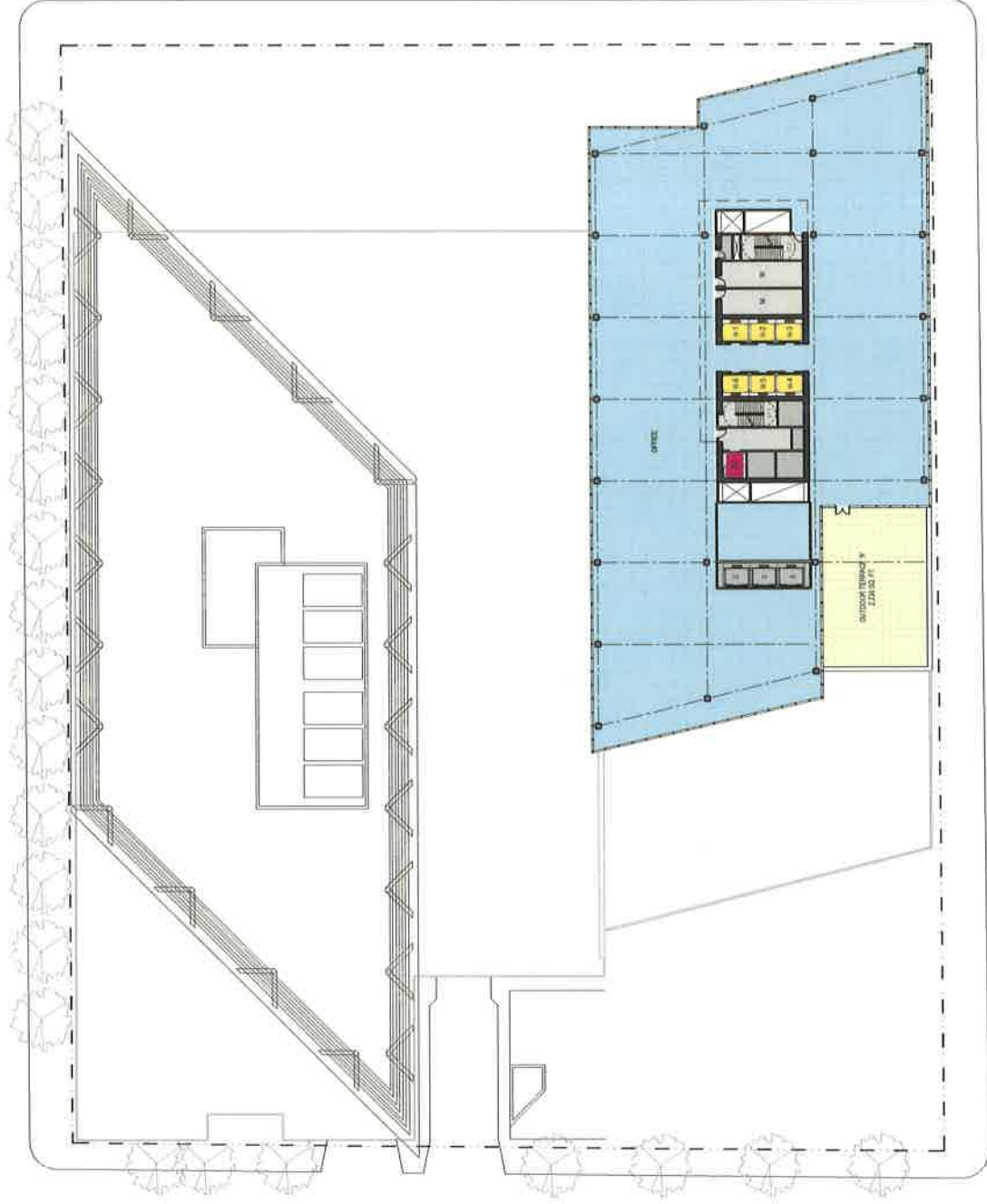
GP GOETTSCH
PARTNERS

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

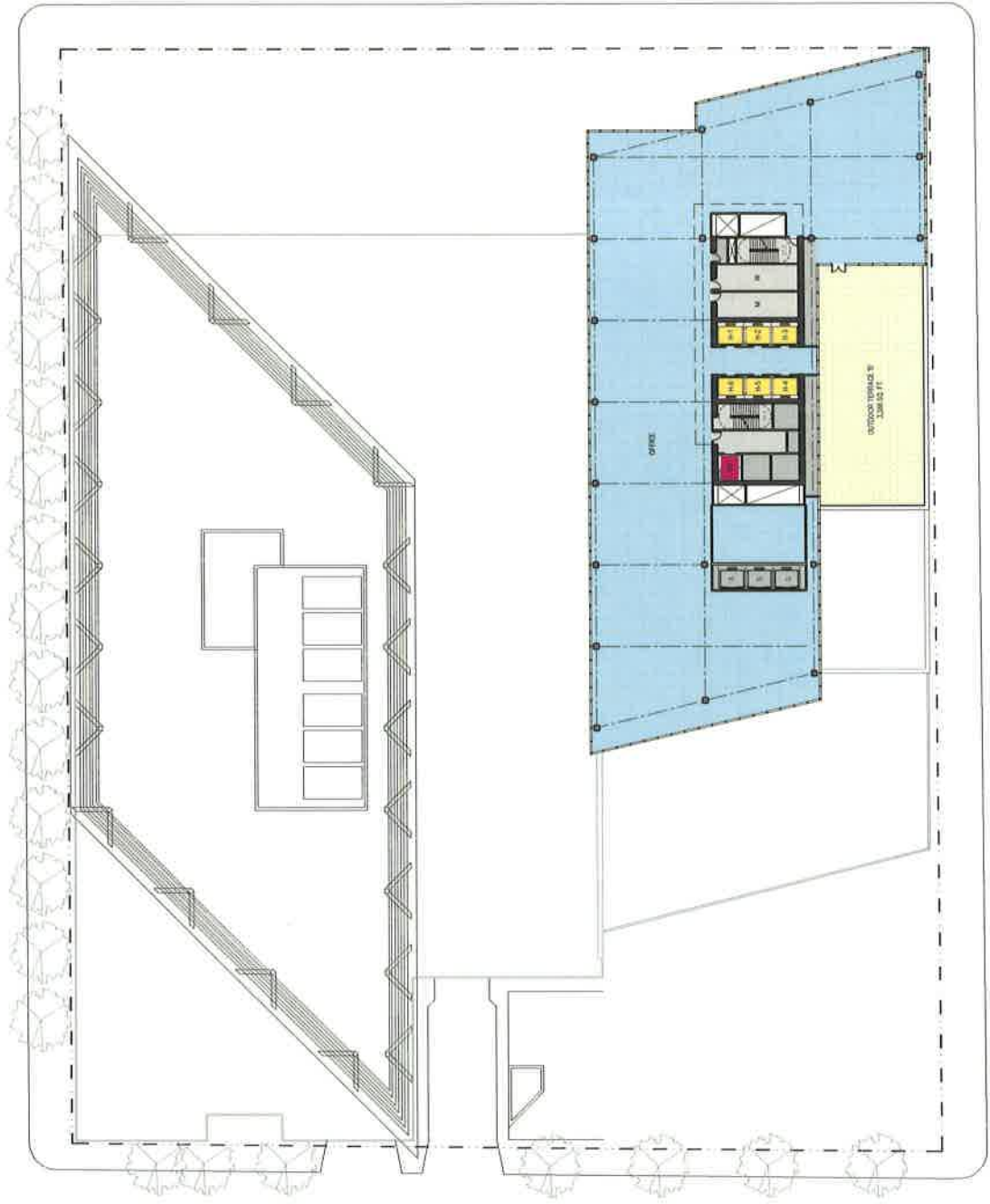
TYPICAL MID-RISE (OFFICE) PLAN



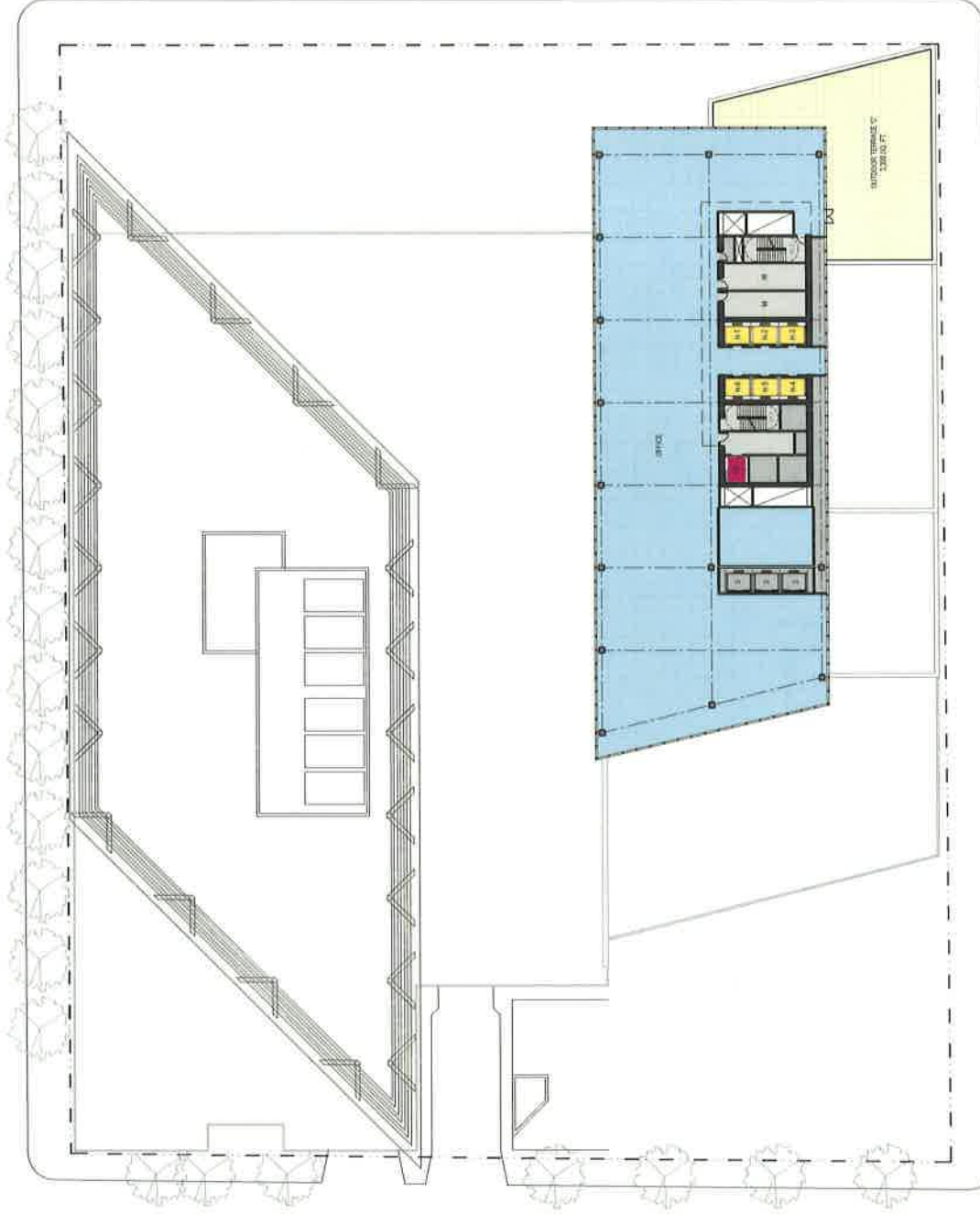
⊕ SCALE: 1" = 40'



⊕ SCALE: 1" = 40'



SCALE: 1" = 40'



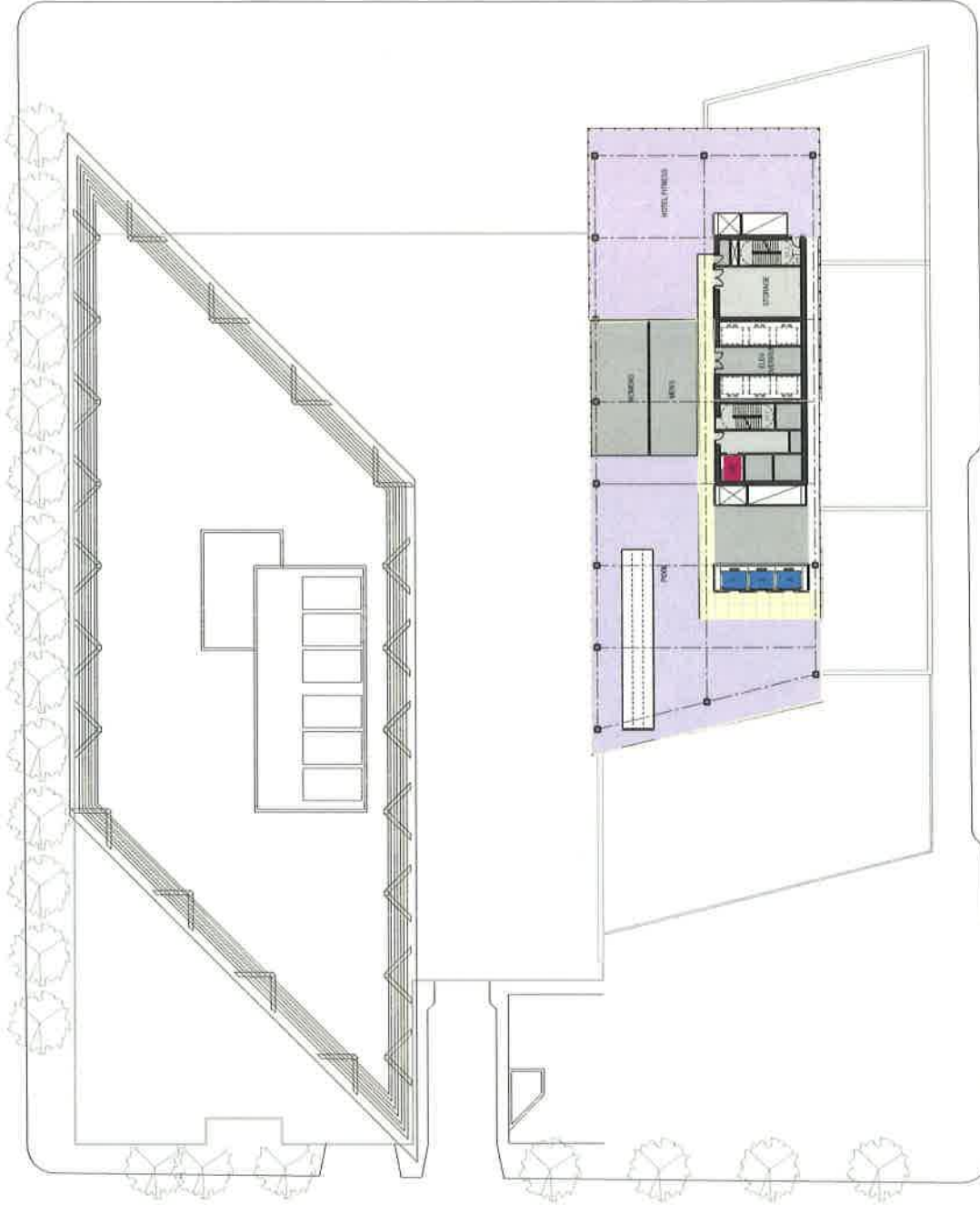
⊕ SCALE: 1" = 40'

224 South Madison, Suite 17
Madison, WI 53702
P +1 312 366 0800 F +1 312 366 0801
goettschgo.com

GP GOETTSCHE
PARTNERS

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

LEVEL 40 PLAN - TERRACE 40



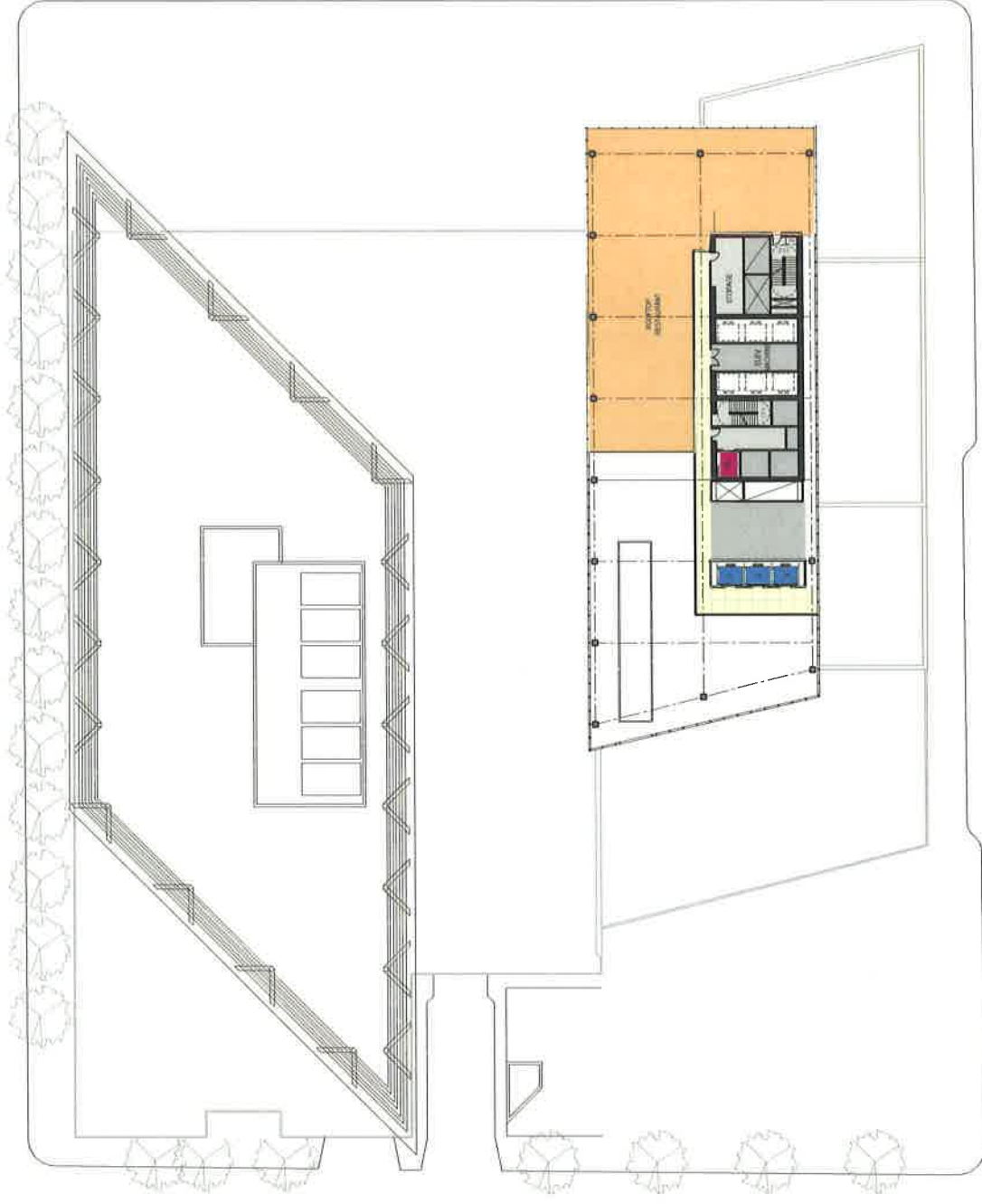
⊕ SCALE: 1" = 40'

204 South Madison, Suite 17
 P-41 312.350.0800 F-41 312.350.0801
 goettsch.com

GP GOETTSCHE
 PARTNERS

APPLICANT: THIRD MILLENNIUM PROPERTIES
 590 W MADISON

LEVEL 41 PLAN



SCALE: 1" = 40'

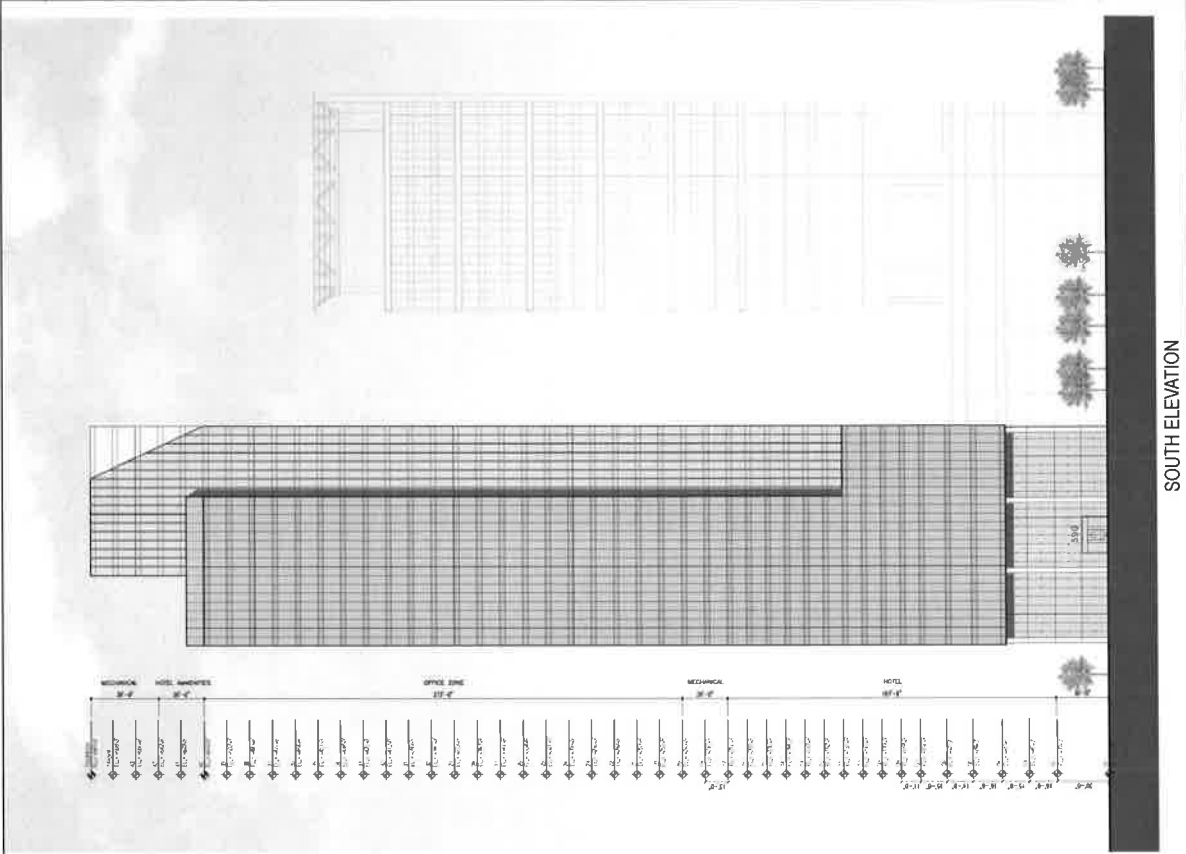
224 South Madison, Dec 17
Chicago, Illinois 60604
P +1 312 366 8800 F +1 312 366 0001
goettsch.com

GP GOETTSCH
PARTNERS

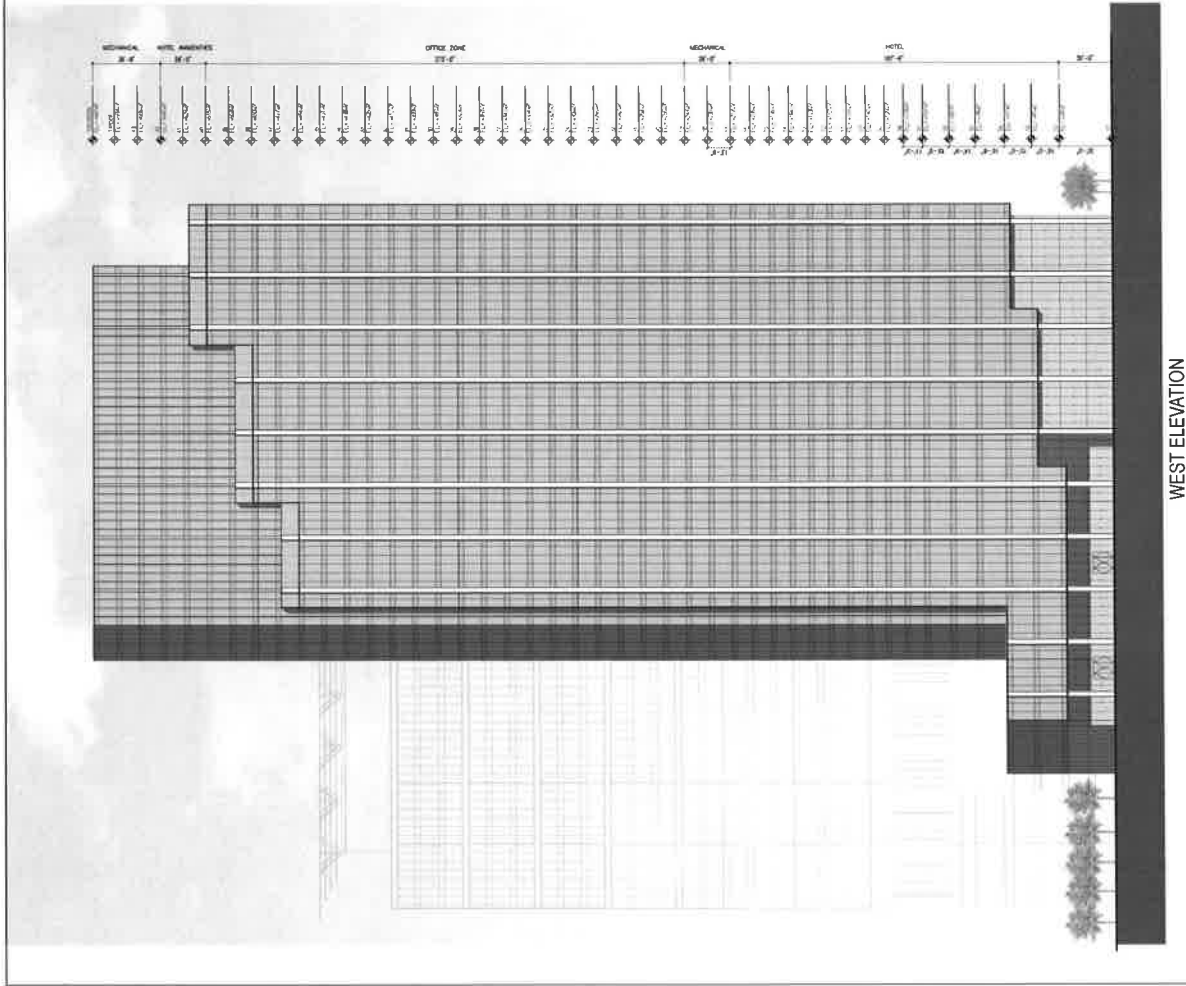
APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

LEVEL 42 PLAN





SOUTH ELEVATION

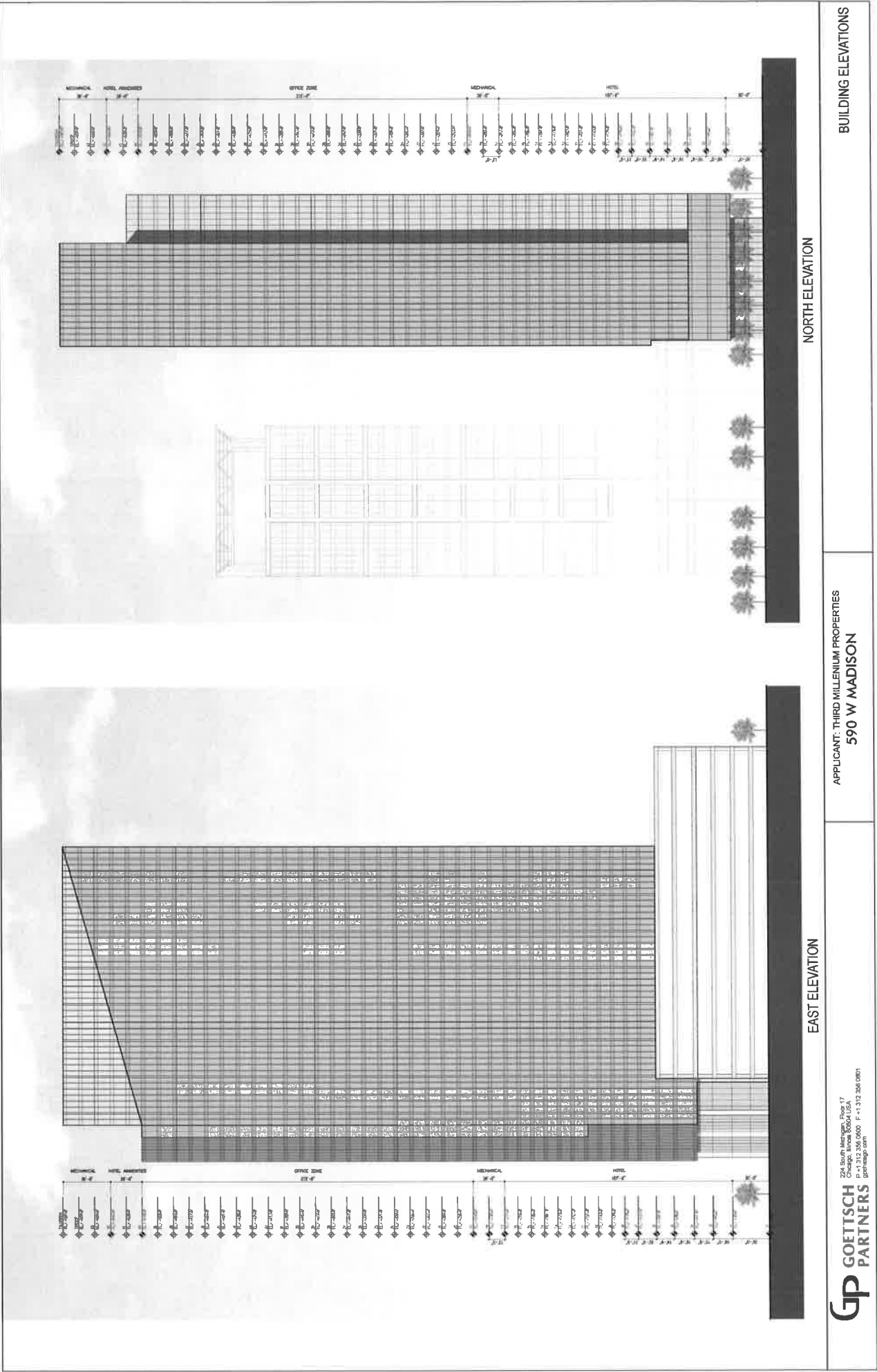


WEST ELEVATION

BUILDING ELEVATIONS

APPLICANT: THIRD MILLENNIUM PROPERTIES
590 W MADISON

Gp GOETTSCHE
PARTNERS
226 South Madison, Floor 17
Chicago, Illinois 60604
P +1 312 356 9600 F +1 312 356 9601
gp@hga.com





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 4, 2014

Rachel L. Cuyler
Means Knaus Partners
540 W. Madison St., Suite 120
Chicago, IL 60661

**Re: Administrative Relief request for Business Planned Development No. 779
Proposed driveway widening at 540 West Madison Street**

Dear Ms. Cuyler:

Please be advised that your request for a minor change to Business Planned Development No. 779 ("PD 779"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 779.

You are requesting on behalf of the property owner of PD 779, 540 West Madison Owner LLC, to widen the driveway on Madison Street from 12.52 feet to 24.00 feet as shown on the attached Proposed Plan, dated January 24, 2014. As a result of the widening, one parking space will be eliminated. As shown on the attached Site Plan, also dated January 24, 2014, the lot still exceeds 120 spaces, the minimum number of surface spaces required. The Department of Transportation approved the driveway widening on January 30, 2014.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed driveway widening will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Business Planned Development No. 779, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

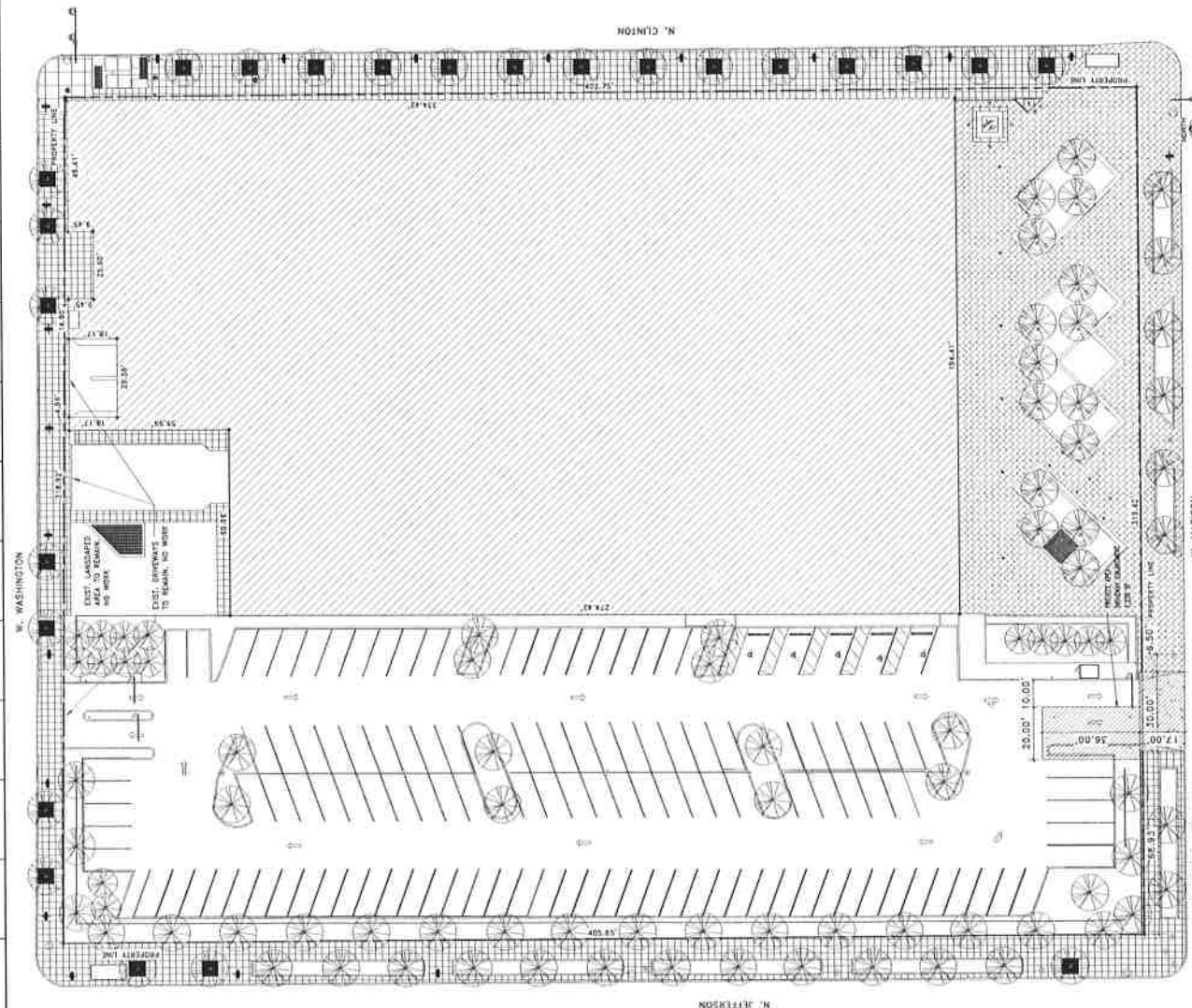
Sincerely,



Patricia A. Soudiero
Zoning Administrator

C: Cristian Nicolaie, Mike Marmo, Erik Glass, Main file

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



1 SITE PLAN
1" = 20'-0"

P	Q	N	M	L	K	J	H	G	F	E	D	C	B	A	
CLIENT NAME: MEANS-KNAUS PARTNERS, LP 540 W. MADISON, Chicago, IL 60642		W/27 DESIGNER: CCJM Engineers, Ltd. Engineering Infrastructure Solutions Two North Riverside Plaza, Suite 1050 Chicago, Illinois 60606 312.659.0809 • 312.659.0525 e-mail: chris@ccjm.com		PROJECT NAME: DRIVEWAY IMPROVEMENTS		DRAWING TITLE: SITE PLAN		SHEET NO.: A-0.0		DATE: 01/24/14		SCALE: 1" = 20'-0"		PROJECT NO.: 11111	
DESIGNED BY: CN		CHECKED BY: CN		APPROVED BY: CN		DATE: 01/24/14		SCALE: 1" = 20'-0"		PROJECT NO.: 11111		SHEET NO.: A-0.0		DRAWING NO.: 11111	

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF
CHICAGO (CHICAGO ZONING ORDINANCE) BY
RECLASSIFICATION OF AREA SHOWN ON
MAP NUMBER 1-F.
(As Amended)
(Application Number 13230)

The Committee on Zoning submitted the following report:

CHICAGO, March 20, 2001.

To the President and Members of the City Council:

BPD No 779

Reporting for your Committee on Zoning, for which a meeting was held on March 20, 2001, I beg leave to recommend that Your Honorable Body *Pass* various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of seven ordinances which were corrected and amended in their amended form. They are Application Numbers 13240, TAD-271, 13260, 13212, 12975, 13100 and 13230.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on the following matters under the provisions of Rule 14 of the City Council's Rules of Order and Procedure: Application Numbers 13241, 13252, 13258, 13272, 13256, 13247, 13253, 13257 and 12706.

Please let the record reflect that Alderman Ray Suarez voted "present" on Application Number 13266.

At this time, I move for passage of the ordinance transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13241, 13252, 13258, 13272, 13256, 13247, 13253, 13257 and 12706 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

3/28/2001

REPORTS OF COMMITTEES

56453

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Hairston, Beavers, Beale, Pope, Balcer, Frias, Olivo, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Mell, Austin, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Levar, Schulter, M. Smith, Moore, Stone -- 44.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the current Business Planned Development Number 264 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Washington Street; North Clinton Street; West Madison Street; and North Jefferson Street,

to those of a Business Planned Development which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the current Business Planned Development Number 264 symbols and indications as shown on Map Number 1-F in the area bounded by:

West Washington Street; North Clinton Street; West Madison Street; and North Jefferson Street,

to those of Business Planned Development 264, as amended, which is hereby established in the area described above and subject to such use and bulk regulations as are set forth in the Plan of Development, as passed on October 26,

1988 at City Council Journal page 19094.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 779.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development (the "Planned Development") consists of approximately one hundred twenty-eight thousand nine hundred fifty-eight (128,958) square feet (two and ninety-six hundredths (2.96) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). LaSalle Street Capital, Inc. (the "Applicant"), makes this application with the consent of the owner of the Property, Chicago Madison, L.P.
2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) is made or authorized by all landowners of the Property.

4. This Plan of Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; a Public Amenity Table; Public Amenity Exhibits for two (2) public plazas, a green roof, two (2) through-block connections, concealed loading and below-grade parking; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; and a Landscape Plan, Site Plan and Building Elevations, which were prepared by DeStefano & Partners, dated March 15, 2001. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as this Planned Development shall be business and professional offices; retail and service uses permitted in the C3-6 Commercial-Manufacturing District; banks and financial institutions; health clubs; antennae, telecommunications and broadcast equipment, structures and installations (which shall be appropriately screened if visible from pedestrian level); electronic data storage centers and high technology centers; and accessory parking.
6. Temporary signs such as construction and marketing signs and temporary or permanent business identification signs shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development; provided, however, during the construction of Phase II, the Applicant may reduce the number of off-street parking spaces provided to no fewer than two hundred fifty (250) spaces. Upon final build out of Phases I and II, a minimum of four hundred (400) spaces shall be provided.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, the landscaping along adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Landscape Plan, Site Plan and Building Elevations.
11. The permitted F.A.R. identified in the Bulk Regulation and Data Table has been determined using a base F.A.R. of 12.0 and additional F.A.R. for a series of proposed public amenities, as follows:
 - a) parking spaces that are fully underground and whose entrances and exits are consistent in design with the rest of the street elevation as per exhibits;
 - b) public plazas as per exhibits;
 - c) building setbacks above the ground floor;
 - d) a planted area on the roof of the buildings' podium as per exhibit;
 - e) through block connections with retail shops which are open and accessible to the public, including building interior and sidewalk access, as per exhibits; and
 - f) concealed above ground loading.

The F.A.R. value based on the current design of the improvements and the ratio at which these values are calculated are identified in a Public Amenity Table exhibit. With the submittal of its request for a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II Approval") for construction of the building contemplated by this Planned Development, the Applicant shall submit a statement and supporting documentation indicating the actual requested and attainable F.A.R. based on the Public Amenity Table. Provided, however, in no case shall the F.A.R. exceed 18.0 for the entire Planned Development.

The public amenities for Phases I and II, as per the exhibits, shall be constructed within six (6) months of the issuance of a certificate of occupancy for the applicable phase; provided, however, in the event of a delay in completion due to weather-related or other conditions beyond the control of the Applicant, the Applicant shall notify the Department of Planning and Development of the need for, and the Department shall grant, an extension for a reasonable period of time to complete the public amenities. The public amenities shall be maintained by the Applicant, or its successors or assigns, for the life of the building.

12. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that floor area for these purposes shall not include: (i) floor area devoted to mechanical equipment in excess of five thousand (5,000) square feet in any single location, regardless of placement in the building, and (ii) floor area devoted to accessory off-street parking and loading.
13. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers and the Illuminating Engineering Society.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and

approved by the Mayor's Office of People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement on the Property.

16. Unless substantial construction of the improvements contemplated by this Planned Development for Phase I has commenced within six (6) years of the date of City Council approval of this Planned Development ordinance, then the zoning of the Property shall automatically revert to the underlying C3-6 Commercial Manufacturing District. In addition, unless substantial construction of the improvements contemplated by this Planned Development for Phase II has commenced within fifteen (15) years of the date of City Council approval of this Planned Development Ordinance, then the zoning of the Property shall automatically revert to the underlying C3-6 Commercial-Manufacturing District.

[Existing Zoning Map; Planned Development and Property Boundary Map; Generalized Land-Use Map; Phases I and II Dimensioned Ground Floor Plans; Landscape Plan -- Phase I and II; Phases I and II -- Building Elevations; South and East Building Elevations; Longitudinal and Transverse Section; Enlarged Plaza Plan; Enlarged Plaza Plan -- Phase II; Green Roof; Phases I and II -- Through Block Amenity Detail Plans; Concealed Above-Ground Loading Amenity Detail Plan; Lower Levels One and Two Plan, Phase I -- Underground Parking Amenity Detail Plans; and Phase II -- Underground Parking Amenity Detail Plans; referred to in these Plan of Development Statements printed on pages 56460 through 56486 of this Journal.]

Bulk Regulations and Data Table and Public Amenities Bonus Table referred to in these Plan Development Statements read as follows:

Business Planned Development Number 779.

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area, 189,792 square feet (4.36 acres) = Net Site Area, 128,958 square feet (2.96 acres) + Area Remaining in Public Right-of-Way, 60,835 square feet (1.40 acres).

Maximum Permitted Floor Area Ratio:	18.0
Minimum Setbacks:	In accordance with the Site Plan.
Maximum Site Coverage:	In accordance with the Site Plan.
Minimum Number of Off-Street Parking Spaces:	Phase I -- 250 below grade plus 120 surface spaces (surface spaces to be eliminated upon construction of Phase II). Phase II -- 150 additional below grade spaces for a total of 400 spaces for Phases I and II.
Minimum Number of Off-Street Loading Spaces:	Phase I -- 6 Phase II -- 6
Maximum Building Height:	495 feet.

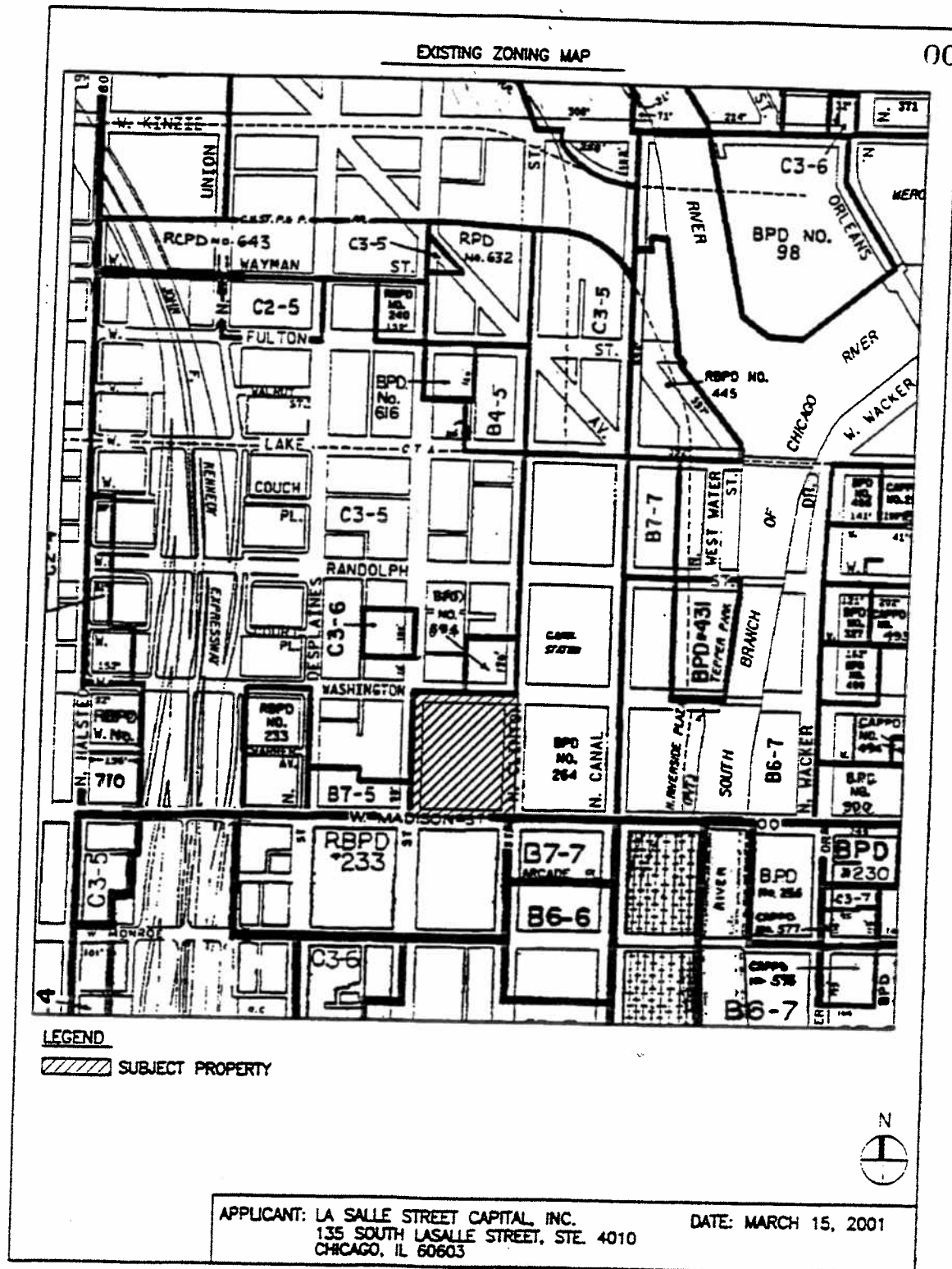
Public Amenities Bonus Table.

PUBLIC AMENITIES BONUS TABLE

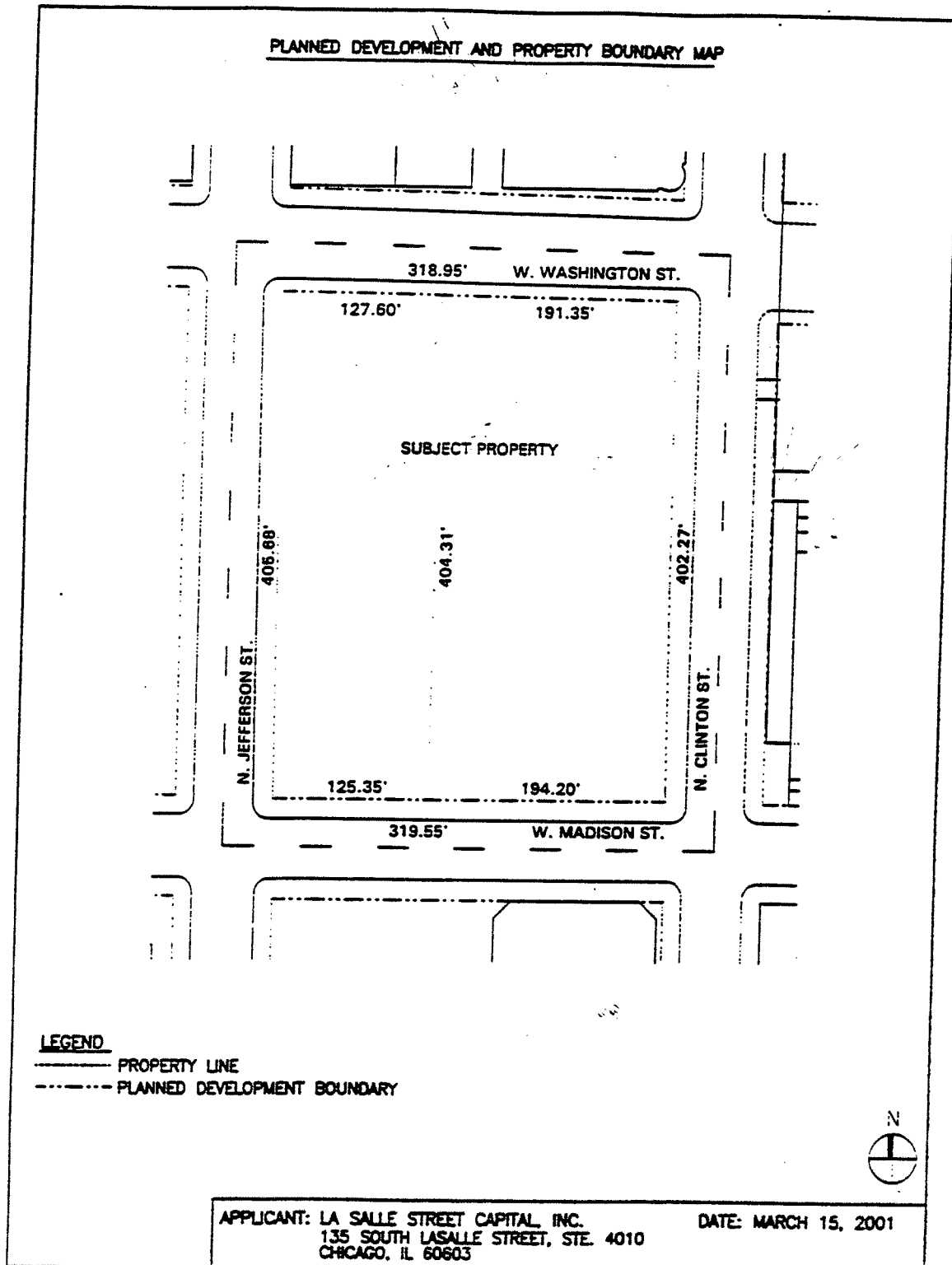
LOT AREA PHASE 1 = 79,252 S.F.
 LOT AREA PHASE 2 = 49,706 S.F.
 TOTAL LOT AREA (L) = 128,958 S.F.
 C3-6 BASE F.A.R. (Y) = 12.0

BONUS	AREA OF AMENITY (A)			BONUS FACTOR (X)	BLENDED BONUS FAR = (A/L)(X)(Y)
	PHASE 1	PHASE 2	TOTAL		
PUBLIC PLAZAS & POCKET PARKS THROUGH-BLOCK CONNECTION	13,256 7,741	10,334 14,040	23,590 21,781	1.00 1.00	2.20 2.03
SETBACKS ABOVE GROUND FLOOR GREEN ROOFS	562,392 11,327	11,394 1,653	573,786 12,980	.3 x (A)/(L) 0.30	1.33 0.36
UNDERGROUND PARKING	87,500	49,000	136,500	0.15	1.91
CONCEALED ABOVE GROUND LOADING: PHASE 1 EAST - 120'-8" X 30' HT. PHASE 1 SOUTH - 101'-8" X 30' HT. PHASE 2 SOUTH - 32'-9" X 30' HT. PHASE 2 WEST - 85'-2" X 30' HT.	6,665	3,560	10,225	0.40	0.38
TOTAL FAR WITH PREMIUMS					20.20

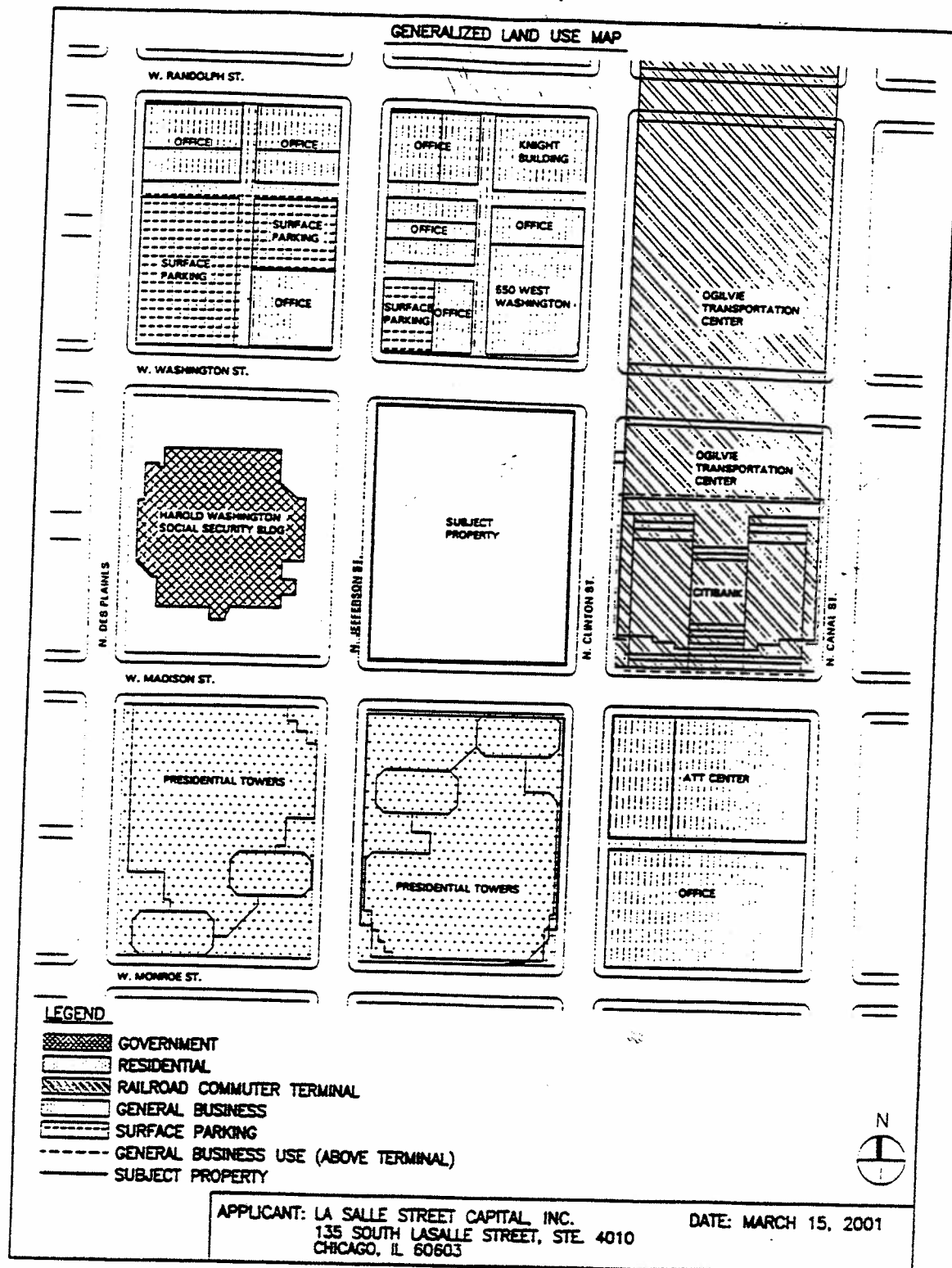
Existing Zoning Map.



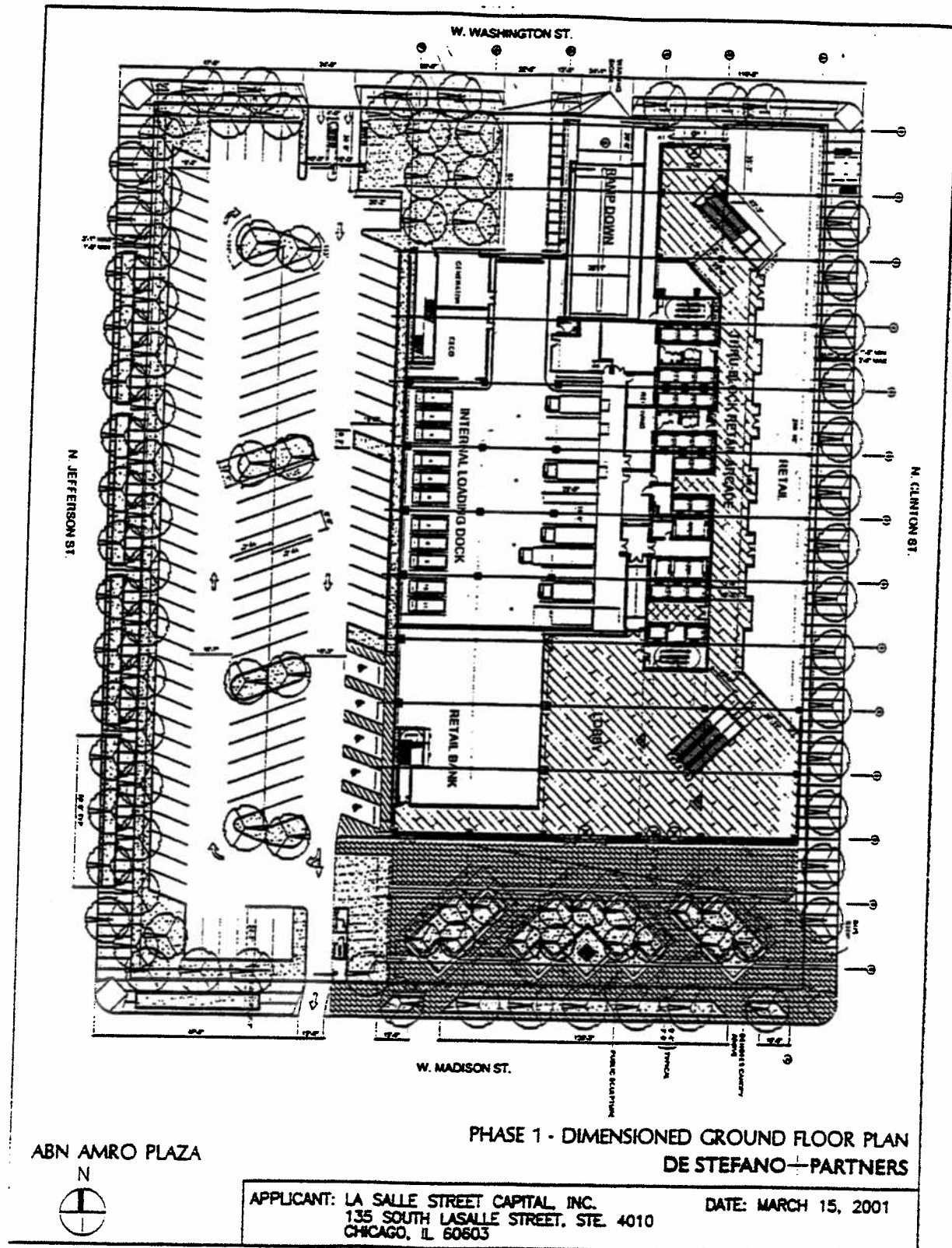
Planned Development And
Property Boundary Map.



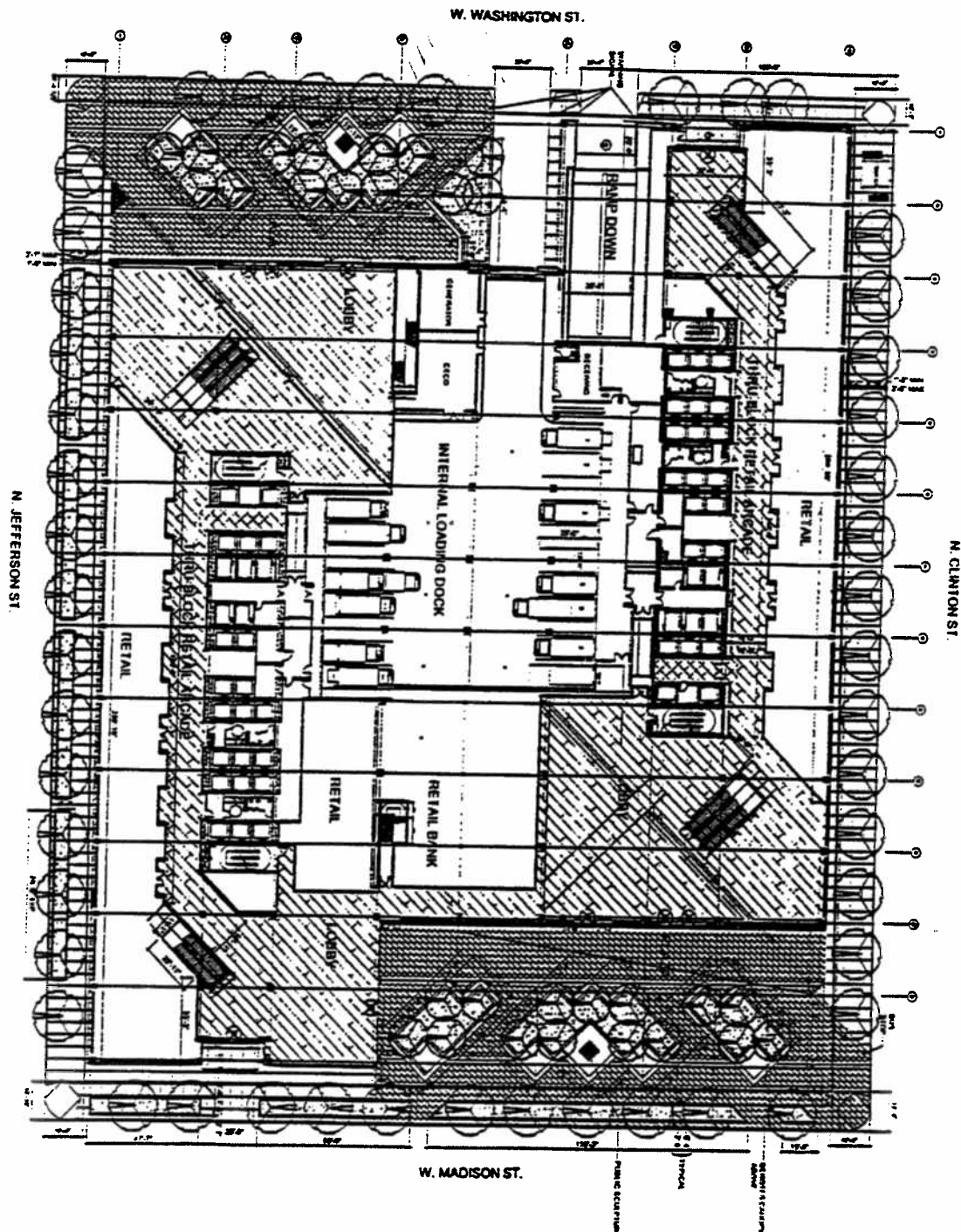
Generalized Land-Use Map.



Phases I Dimensioned Ground
Floor Plan.



Phases I And II Dimensioned Ground Floor Plan.



ABN AMRO PLAZA

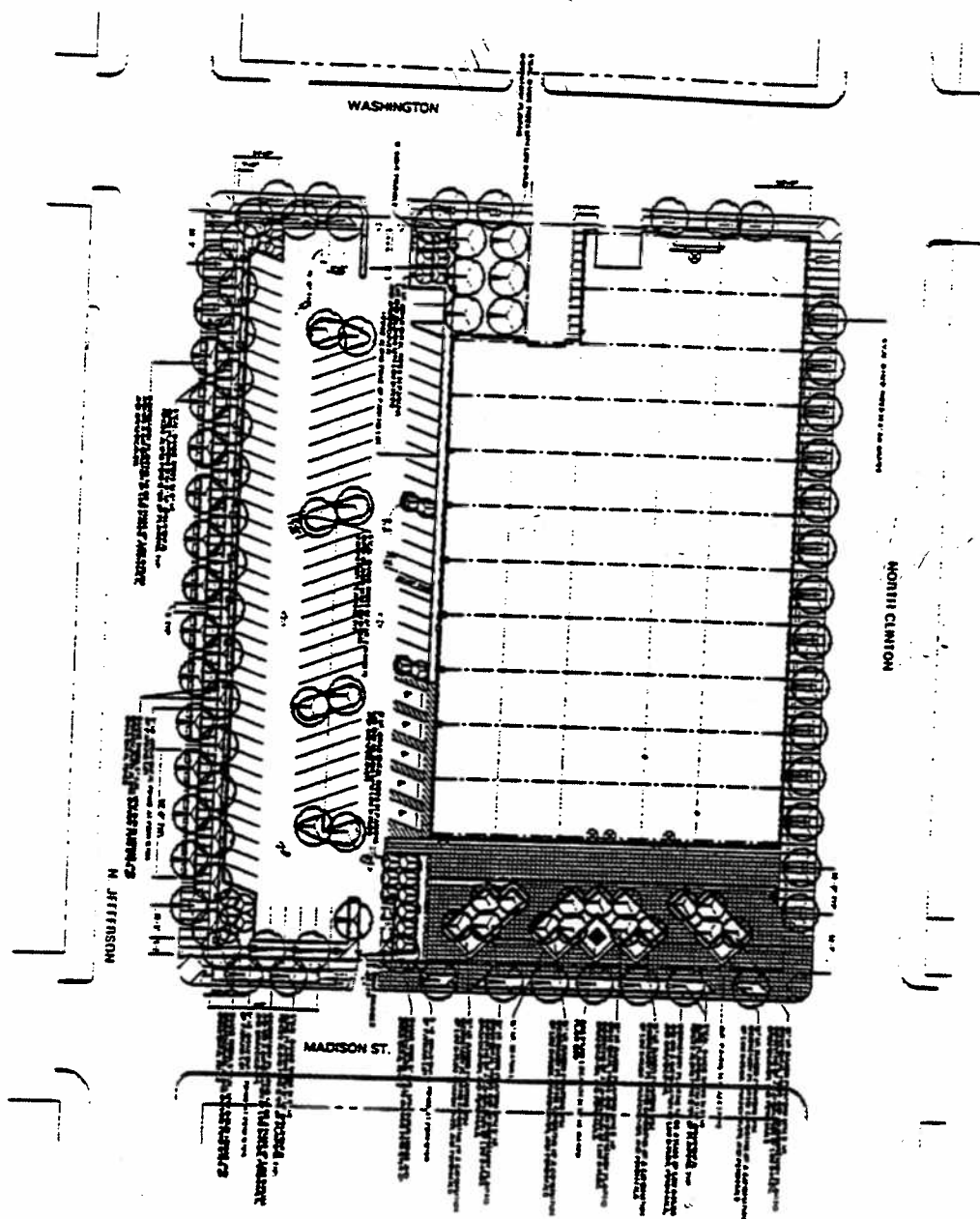
PHASE 1 + 2 DIMENSIONED GROUND FLOOR PLAN
DE STEFANO—PARTNERS



APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Landscaped Plan -- Phase I.



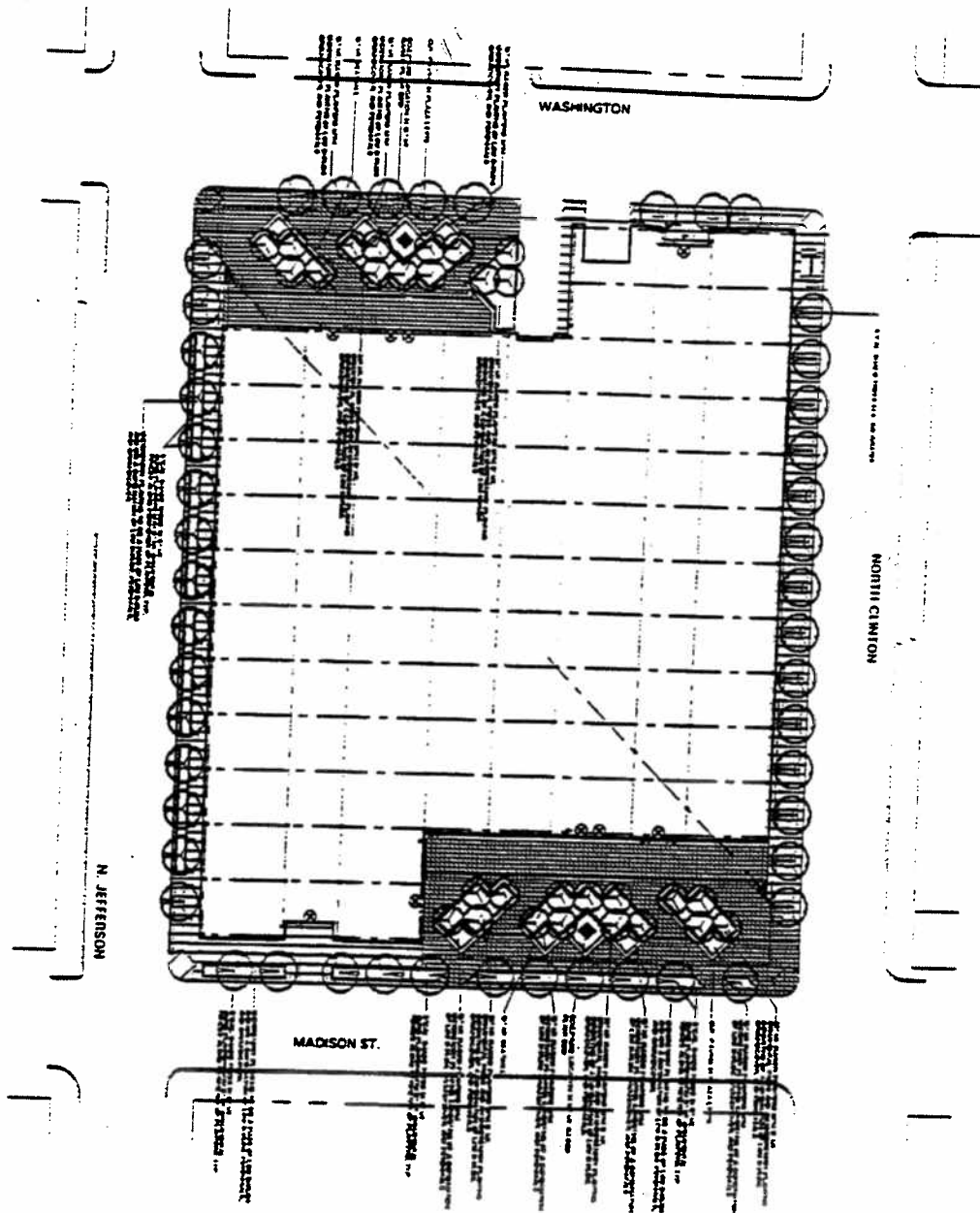
MURRAY CLINTON

MADISON ST

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARC- 5. 200

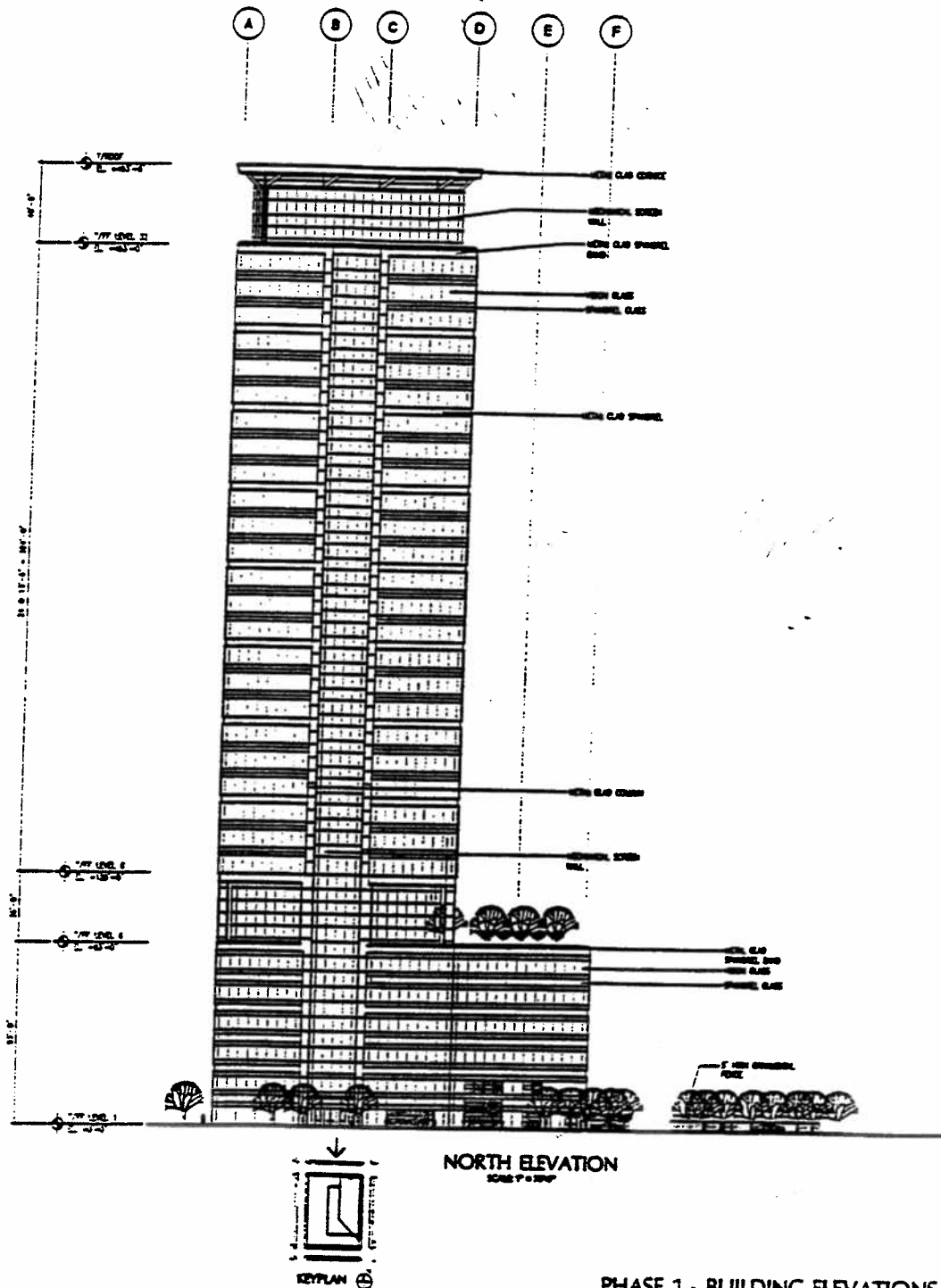
Landscaped Plan -- Phase II.



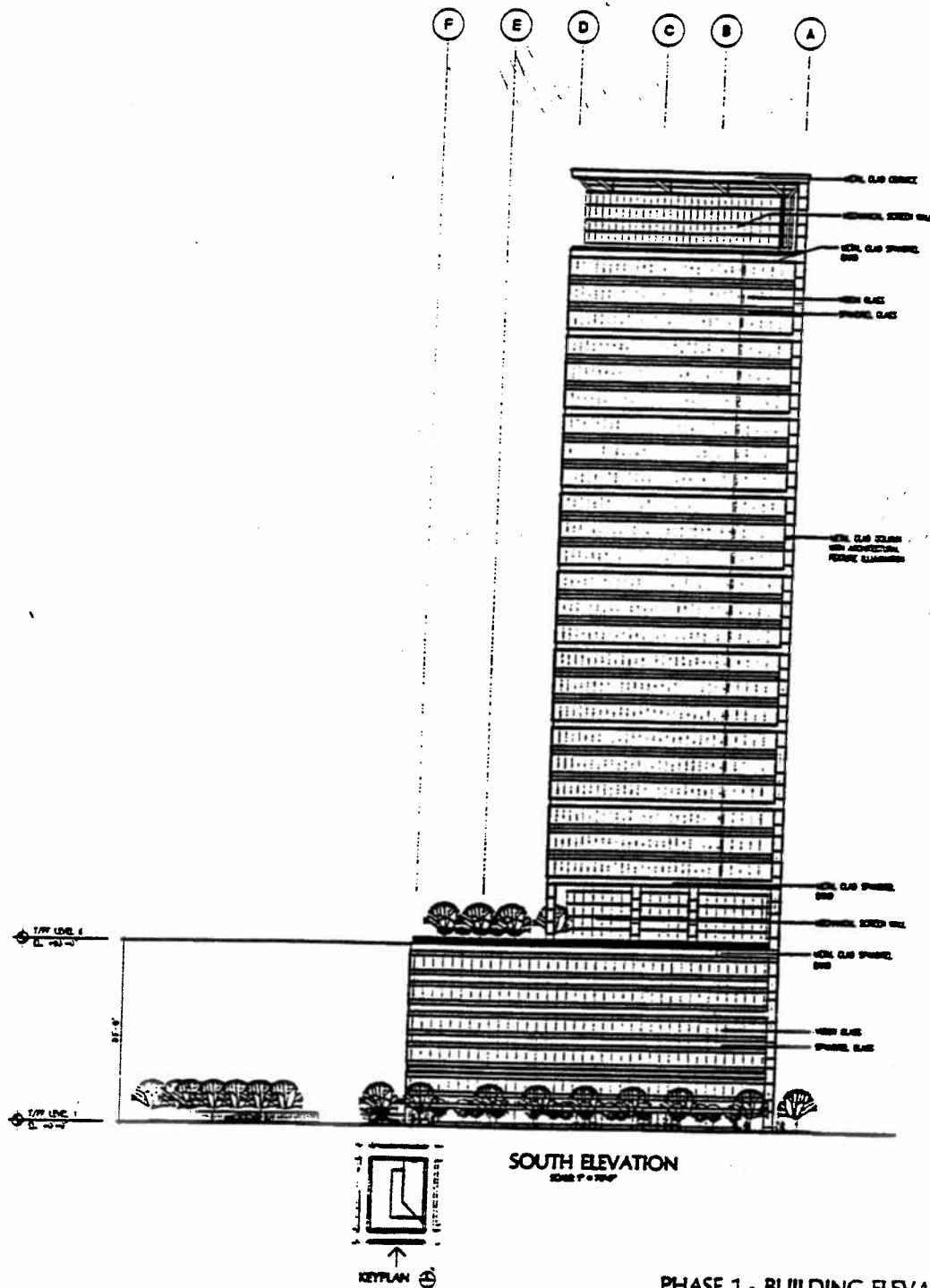
APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LA SALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phase I -- Building Elevations.
(Page 1 of 4)



Phase I -- Building Elevations.
(Page 2 of 4)



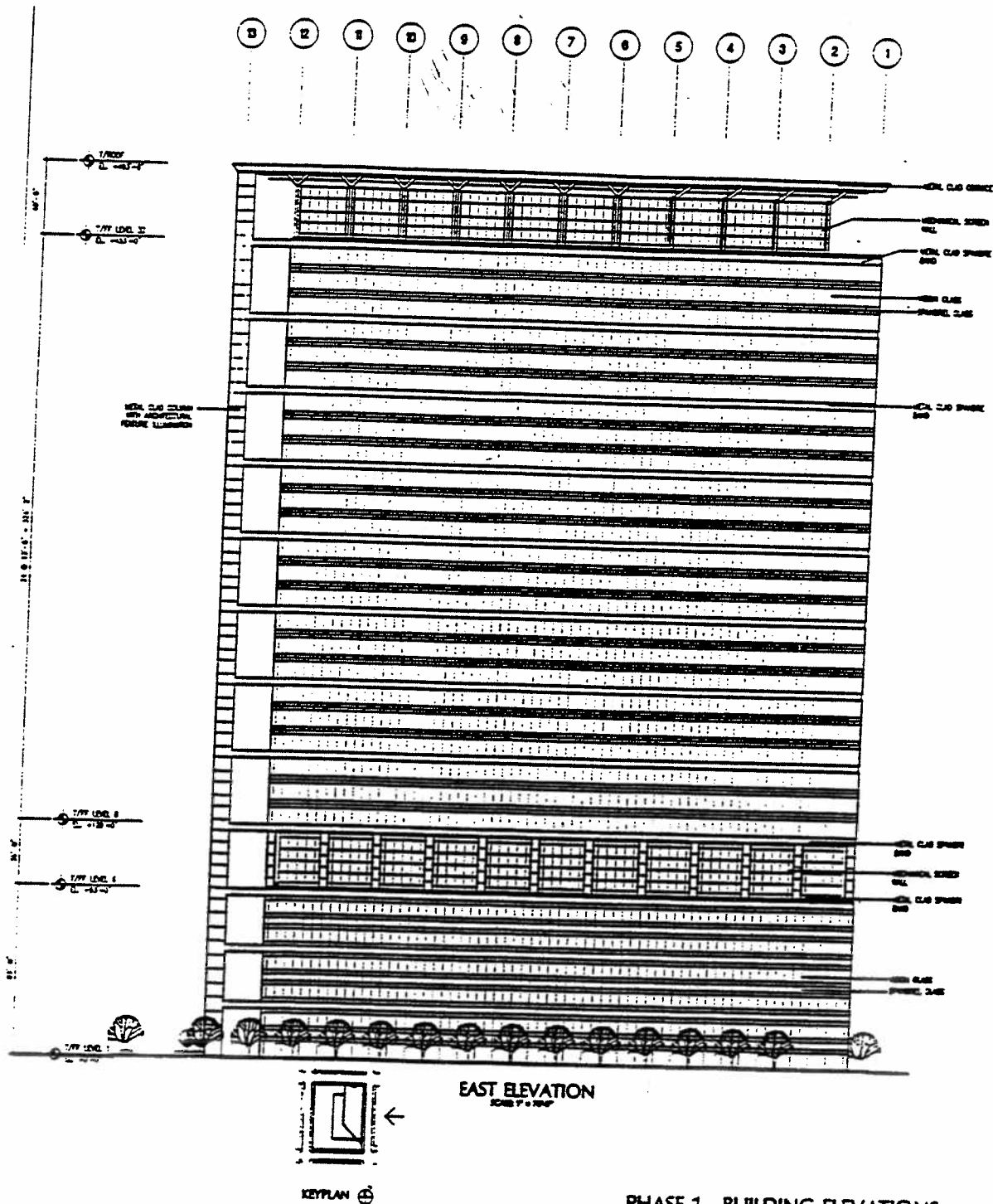
ABN AMRO PLAZA

**PHASE 1 - BUILDING ELEVATIONS
DE STEFANO + PARTNERS**

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phase I -- Building Elevations.
(Page 3 of 4)



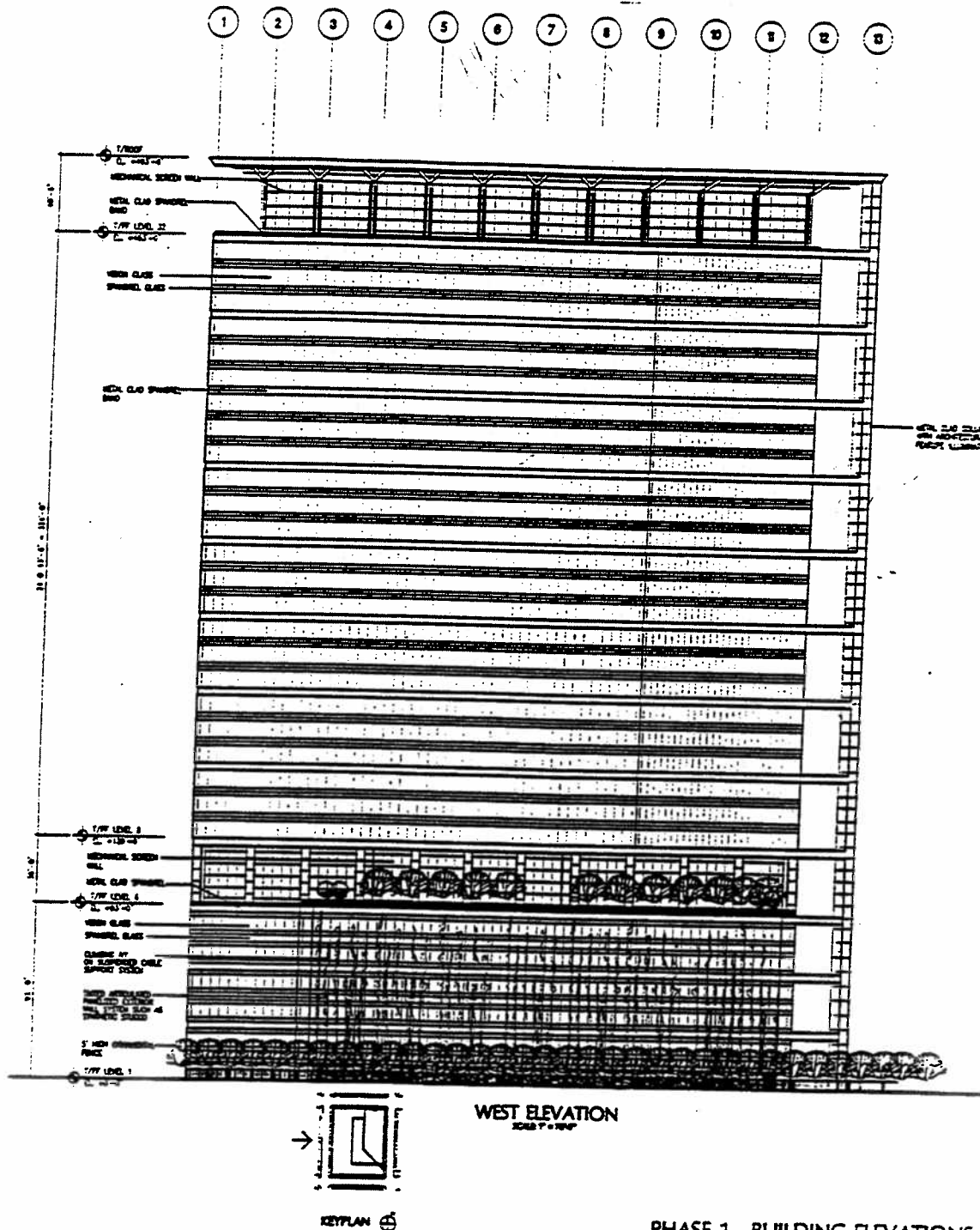
ABN AMRO PLAZA

PHASE 1 - BUILDING ELEVATIONS
DE STEFANO + PARTNERS

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phase I -- Building Elevations.
(Page 4 of 4)



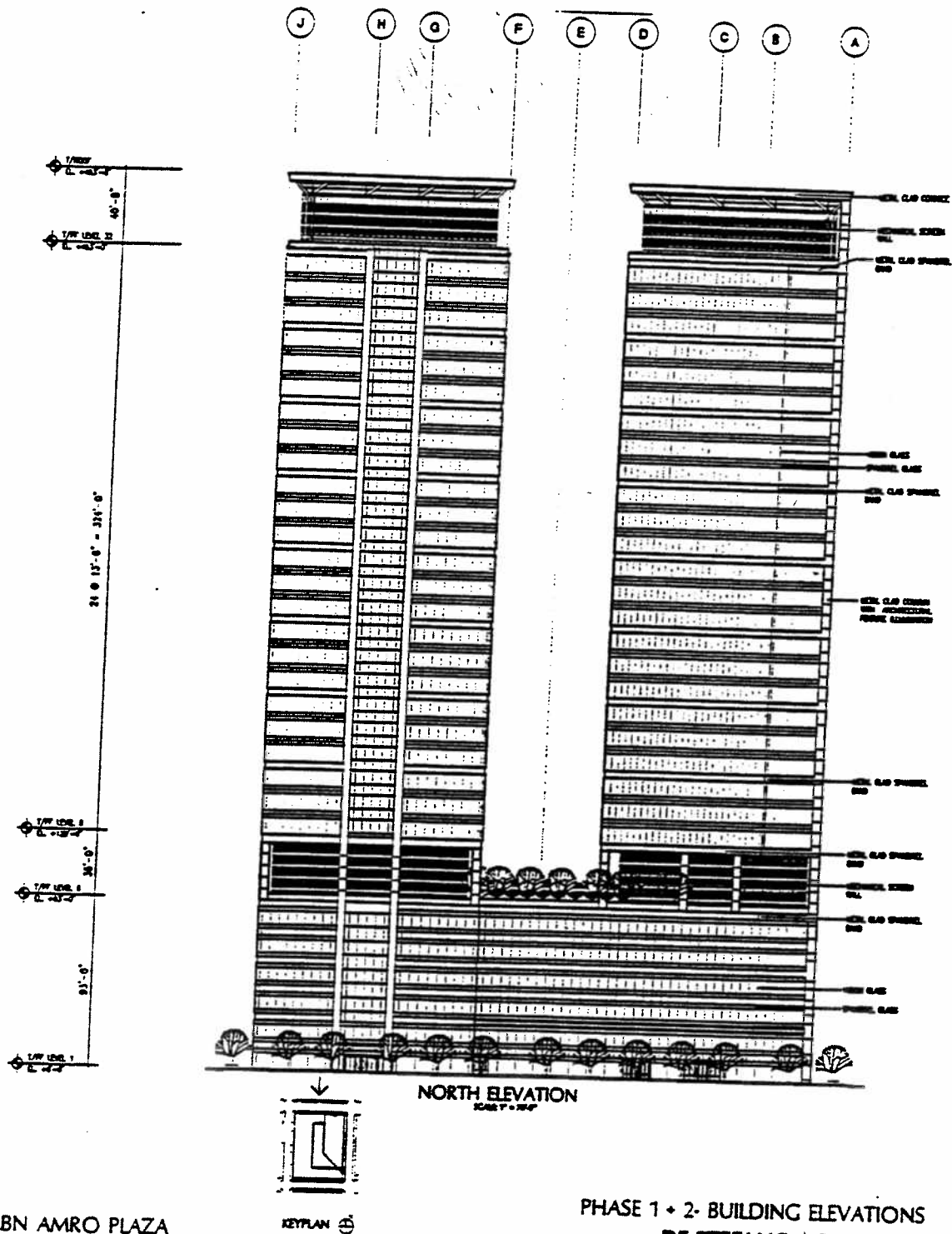
ABN AMRO PLAZA

PHASE 1 - BUILDING ELEVATIONS
DE STEFANO—PARTNERS

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phases I and II -- Building Elevations.
(Page 1 of 4)



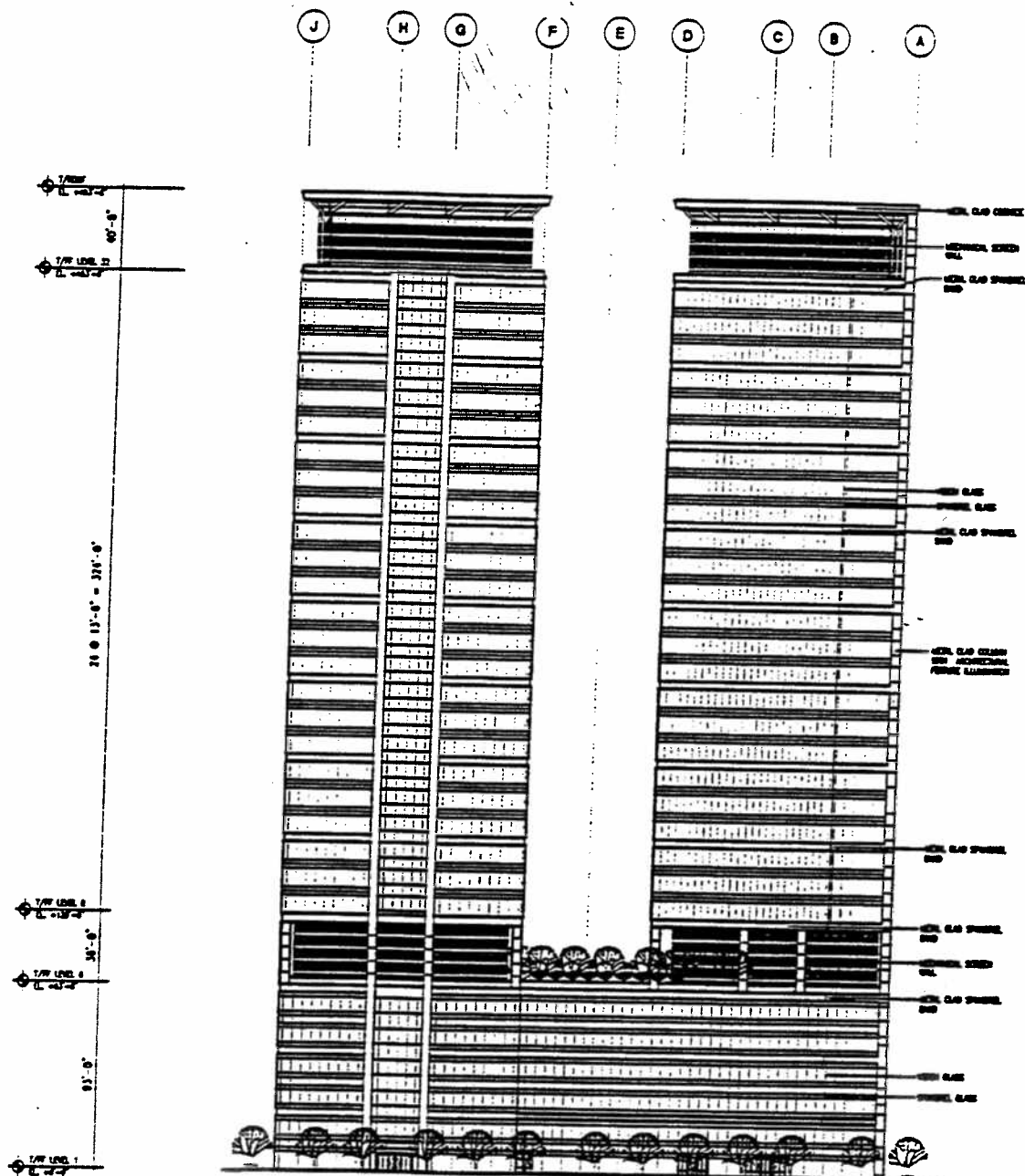
ABN AMRO PLAZA

PHASE 1 + 2- BUILDING ELEVATIONS
DE STEFANO - PARTNERS

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phases I and II -- Building Elevations.
(Page 2 of 4)



SOUTH ELEVATION
SCALE 1" = 10'-0"



KEYPLAN 

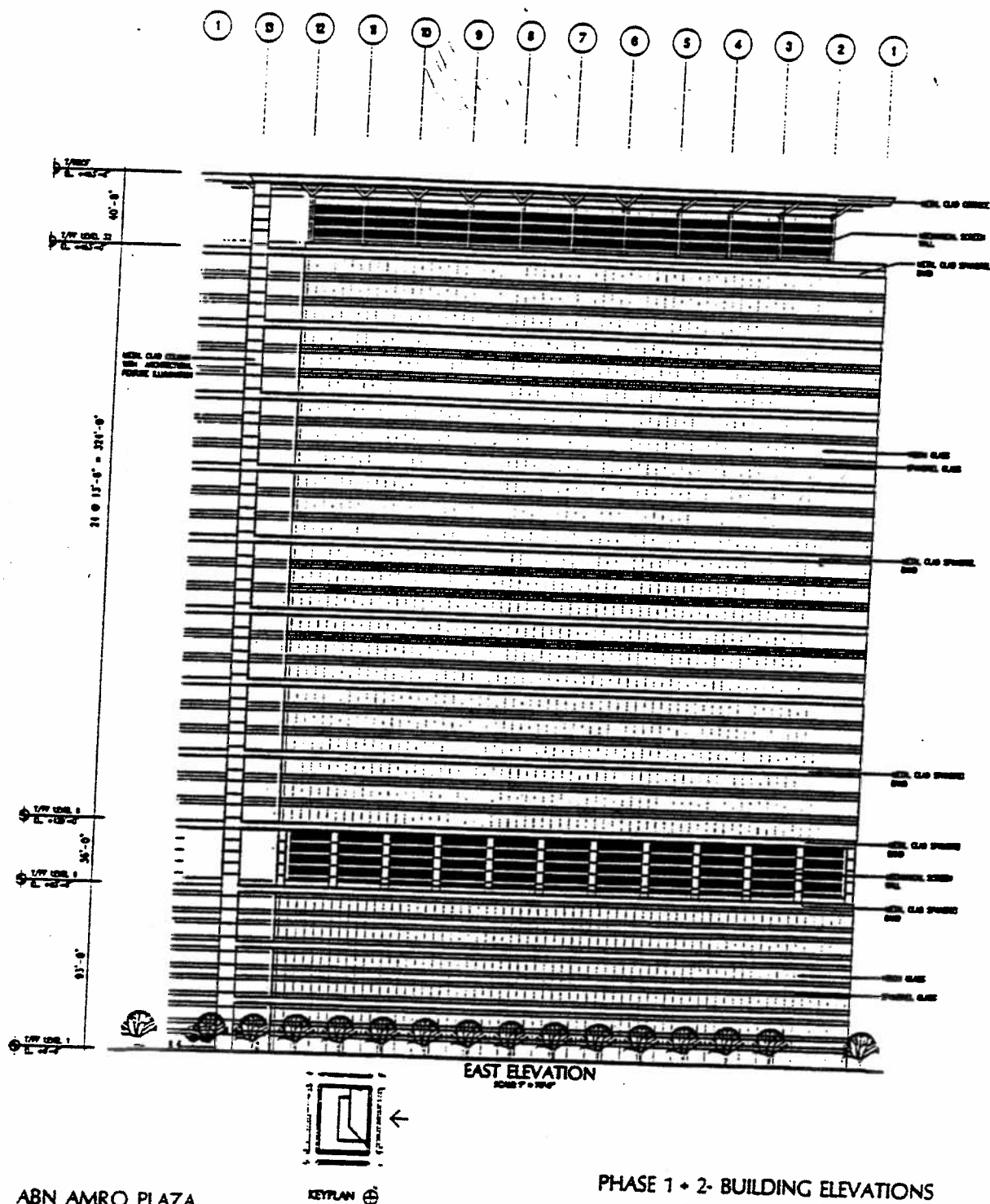
ABN AMRO PLAZA

**PHASE 1 + 2- BUILDING ELEVATIONS
DE STEFANO—PARTNERS**

APPLICANT: LA SALLE STREET CAPITAL INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

Phases I And II -- Building Elevations.
(Page 3 of 4)



APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

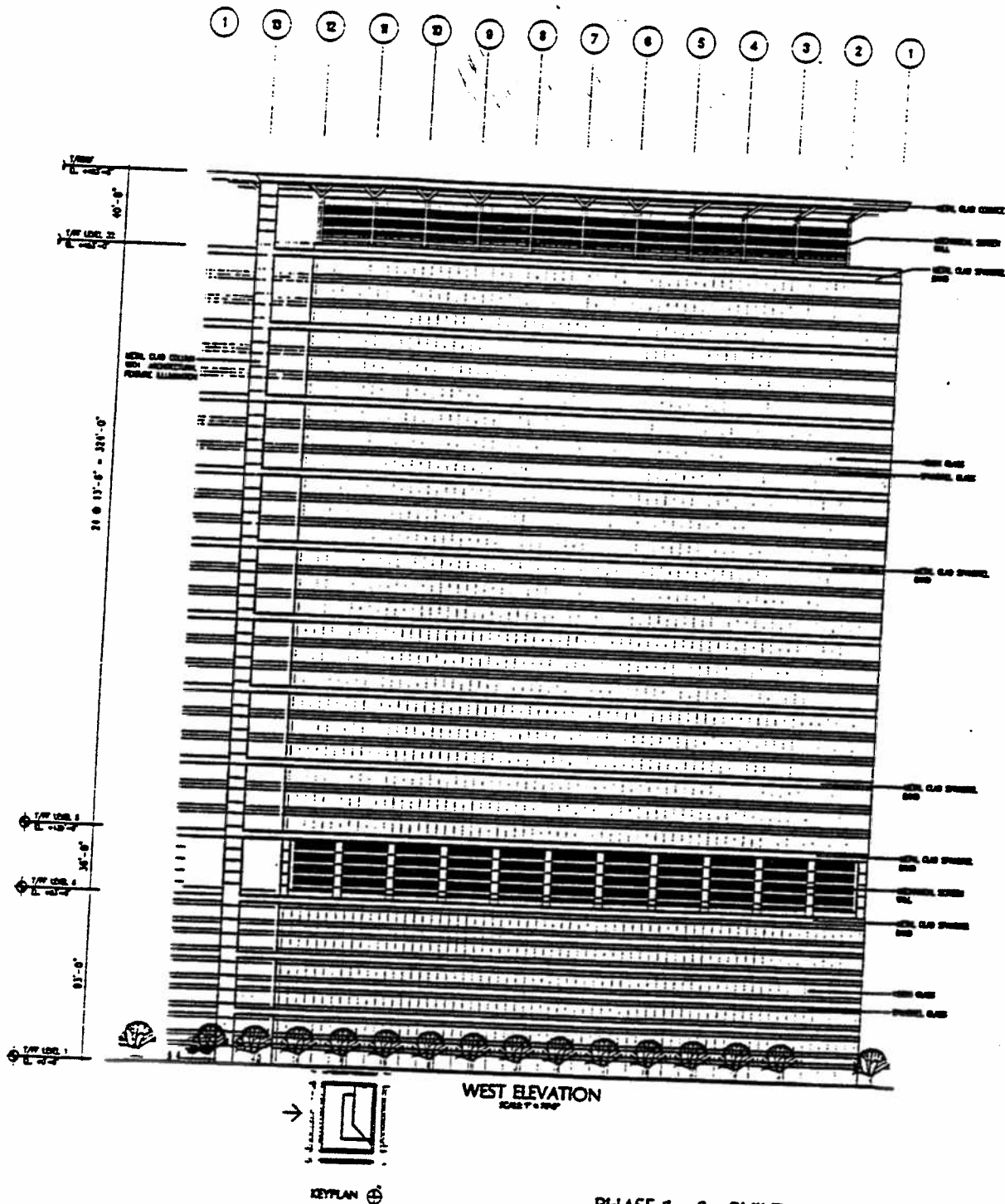
DATE: MARCH 15, 2001

3/28/2001

REPORTS OF COMMITTEES

56475

Phases I and II – Building Elevations.
(Page 4 of 4)



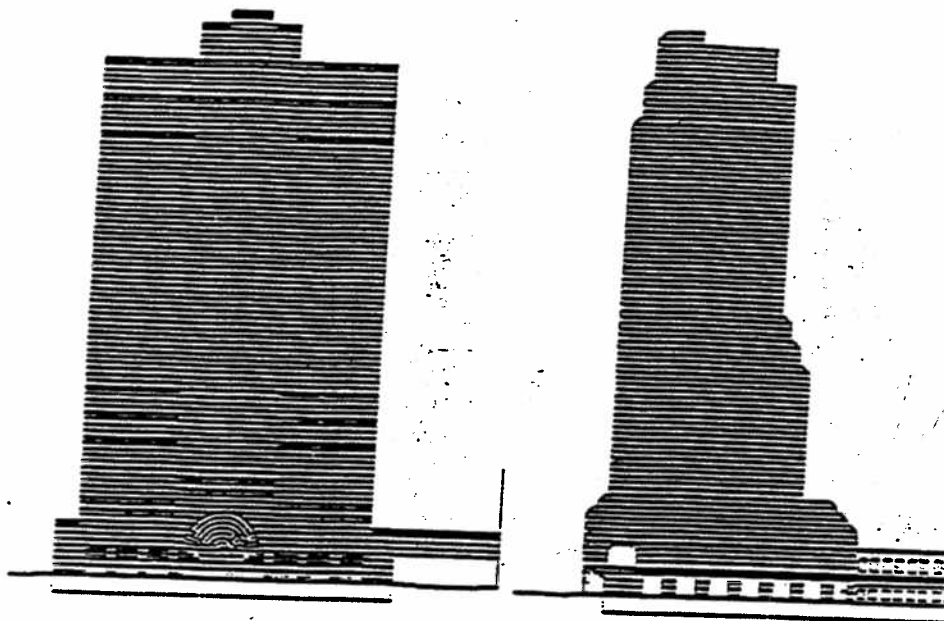
ABN AMRO PLAZA

PHASE 1 + 2 - BUILDING ELEVATIONS
DE STEFANO—PARTNERS

APPLICANT: LA SALLE STREET CAPITAL, INC.
135 SOUTH LASALLE STREET, STE. 4010
CHICAGO, IL 60603

DATE: MARCH 15, 2001

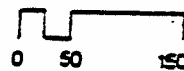
South And East Building Elevations.



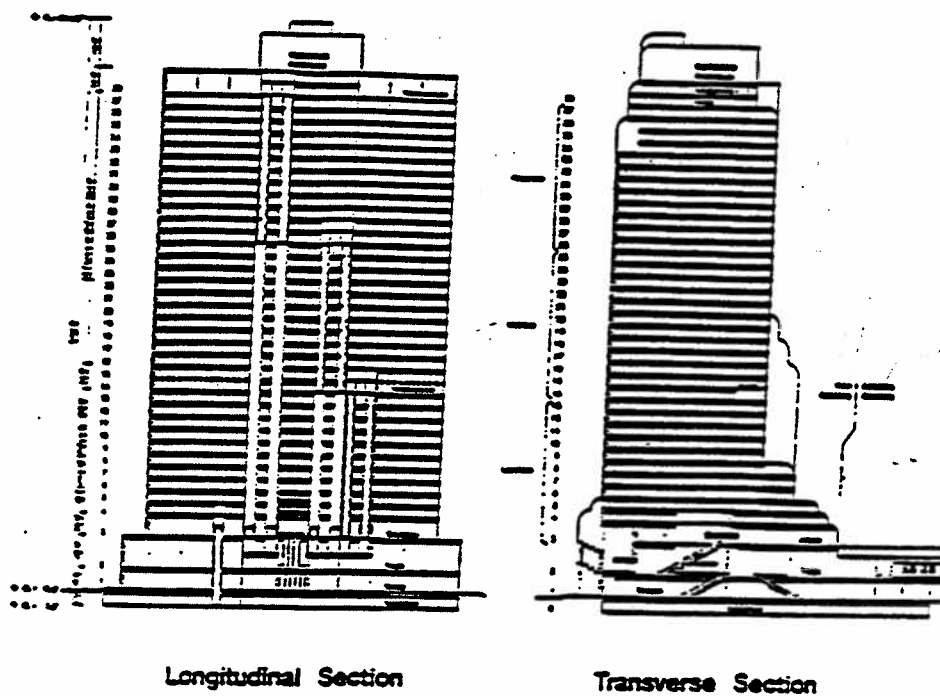
South Elevation

East Elevation

NORTH WESTERN TERMINAL PROJECT
CHICAGO,
ILLINOIS

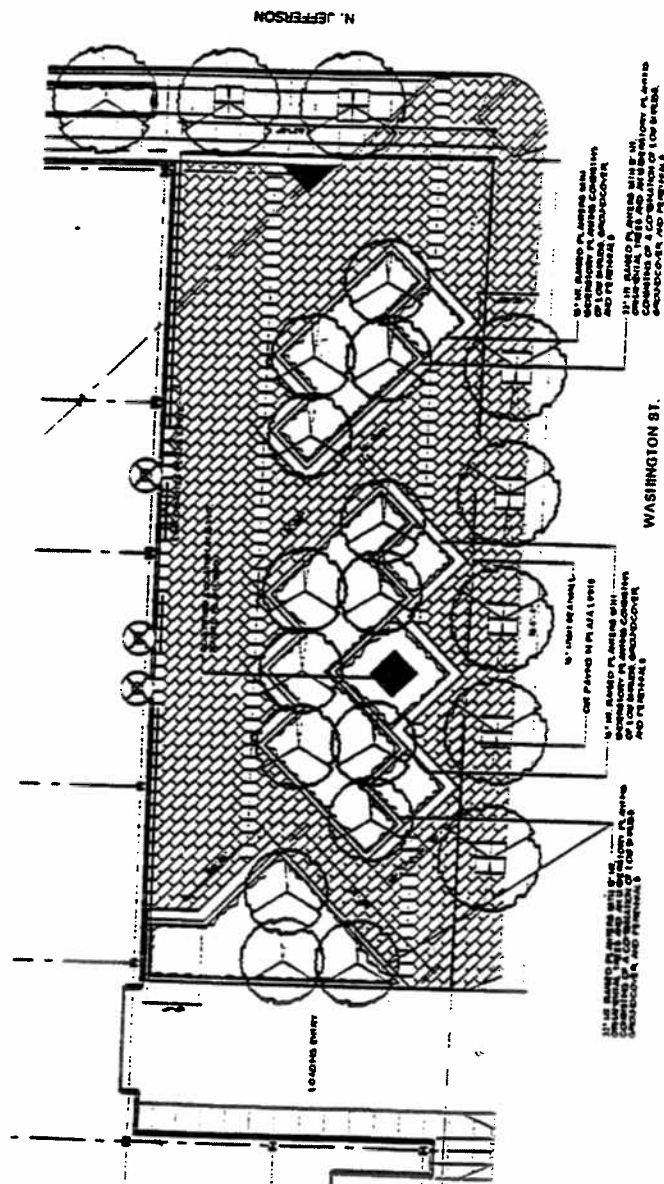


Longitudinal And Transverse Sections.

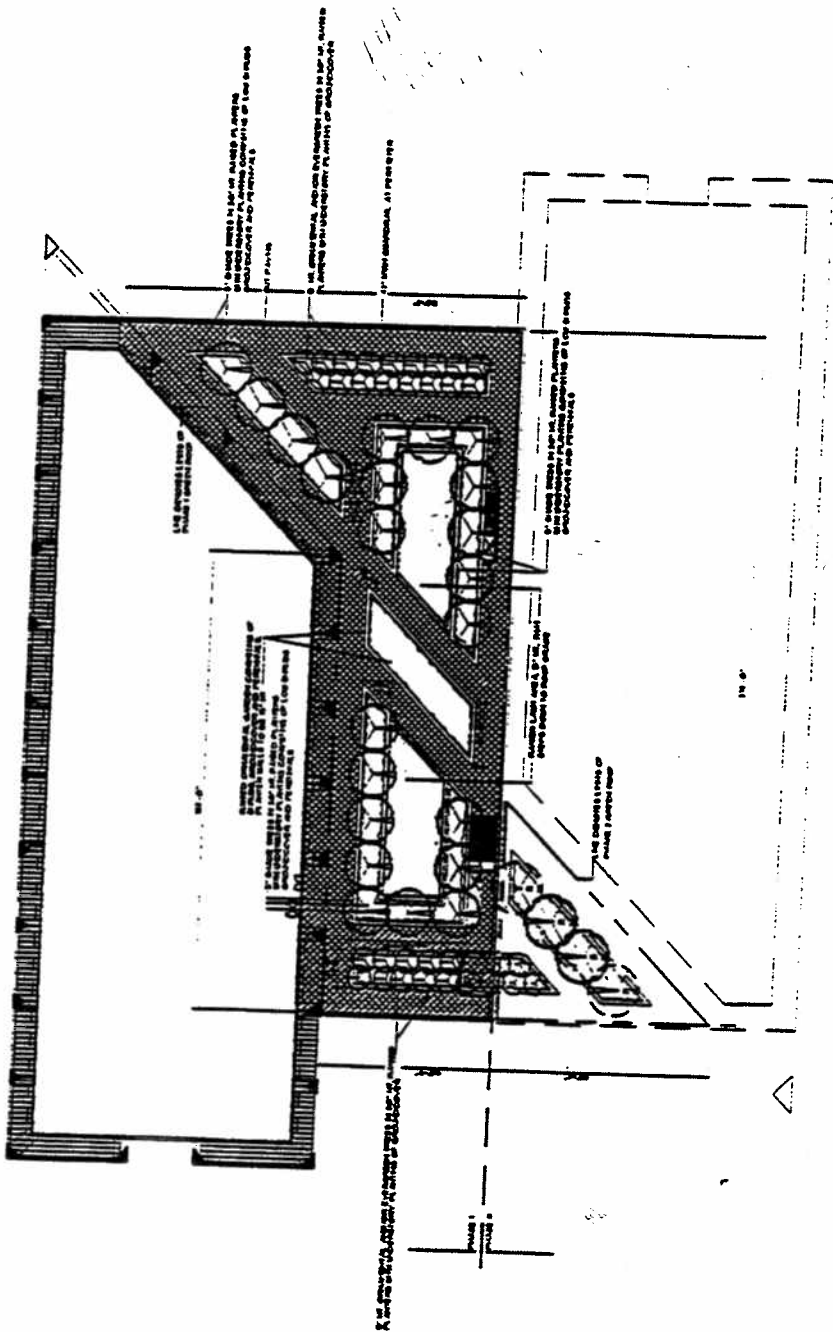


NORTH WESTERN TERMINAL PROJECT
CHICAGO, ILLINOIS

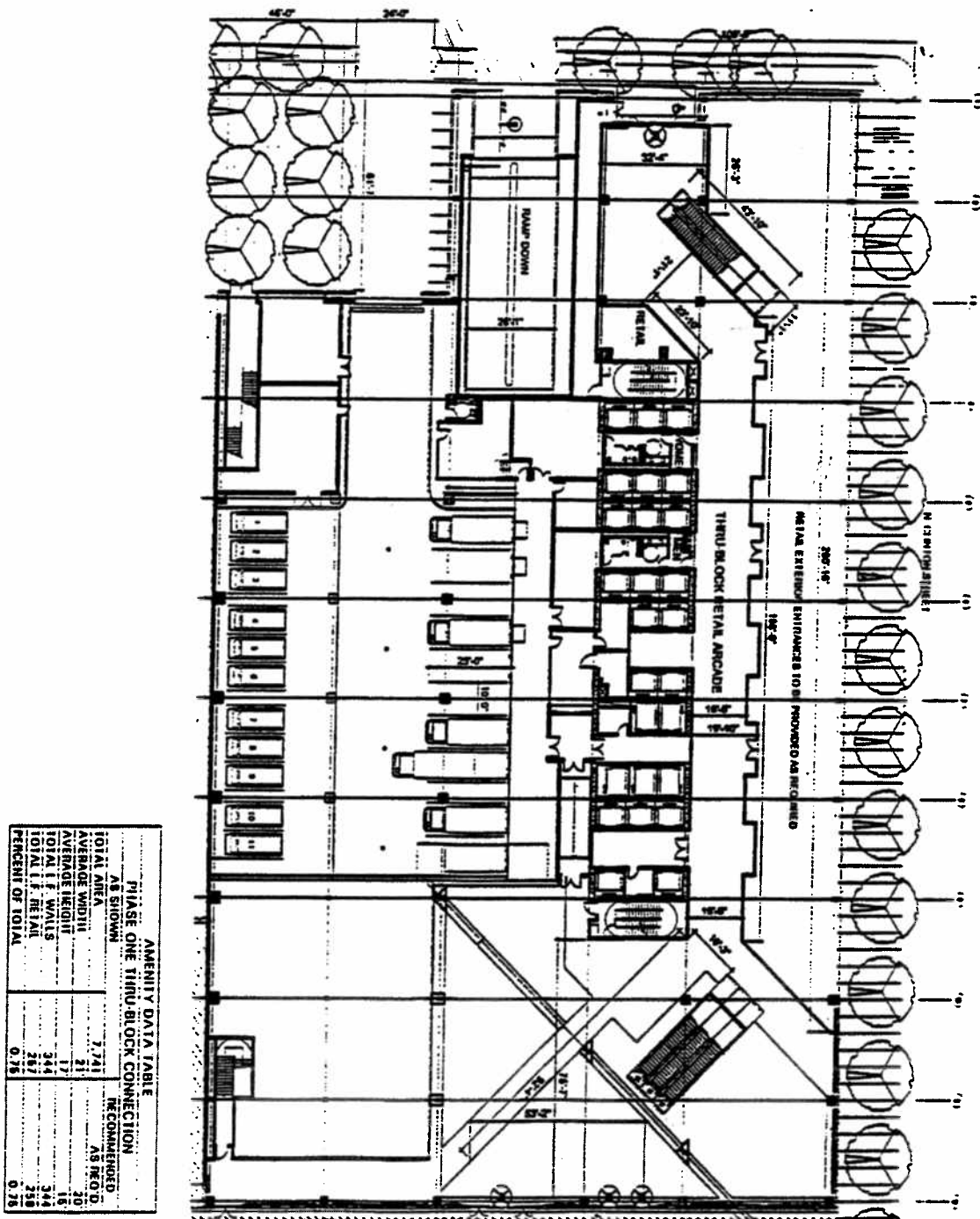
Enlarged Plaza Plan -- Phase II.



Green Roof.



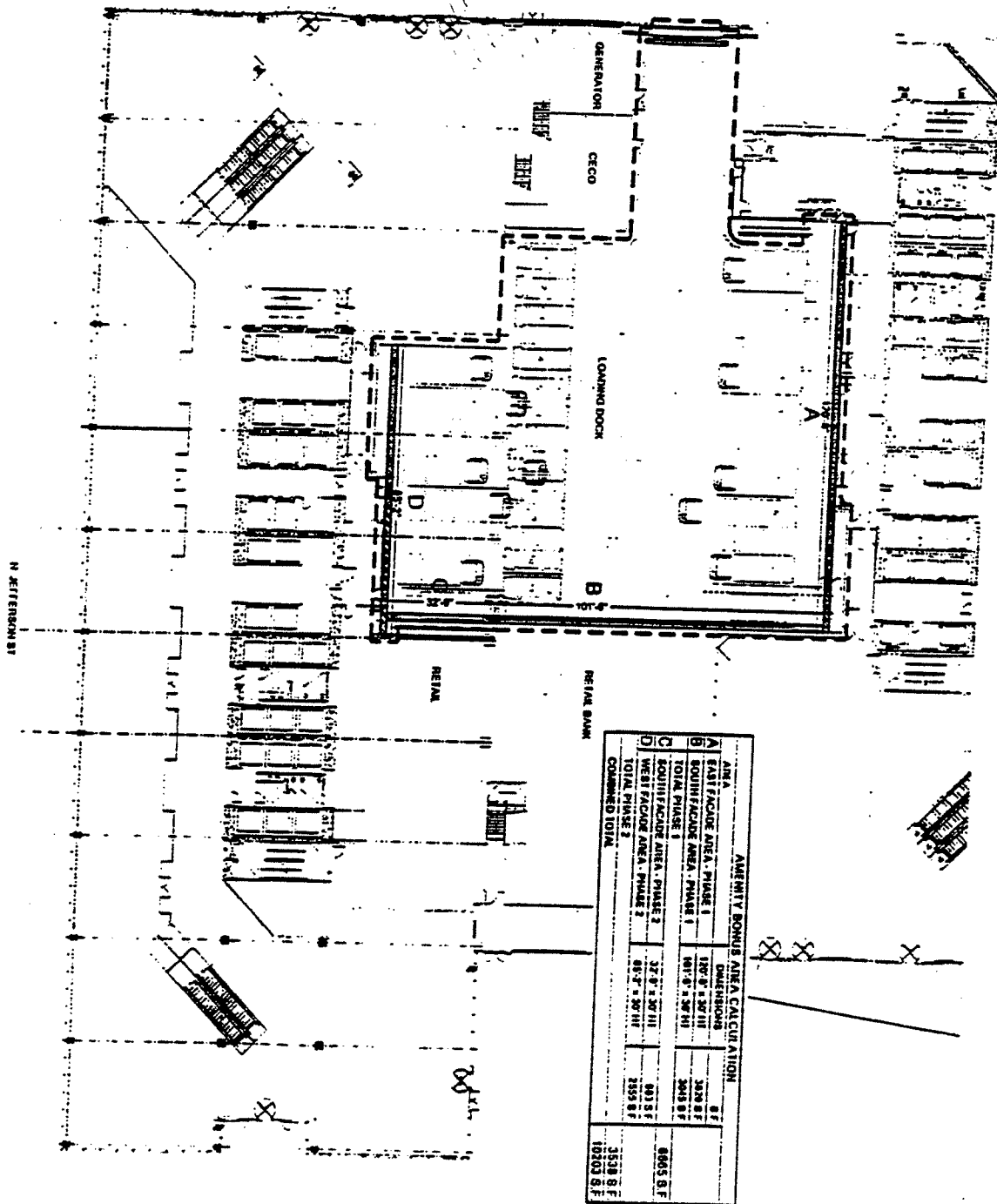
Phase I -- Through Block Amenity Detail.



ABN AMRO PLAZA

PHASE 1 - THRU BLOCK AMENITY DETAIL
DE STEFANO - PARTNERS

Concealed Above Ground Loading
Amenities Detail Plan.

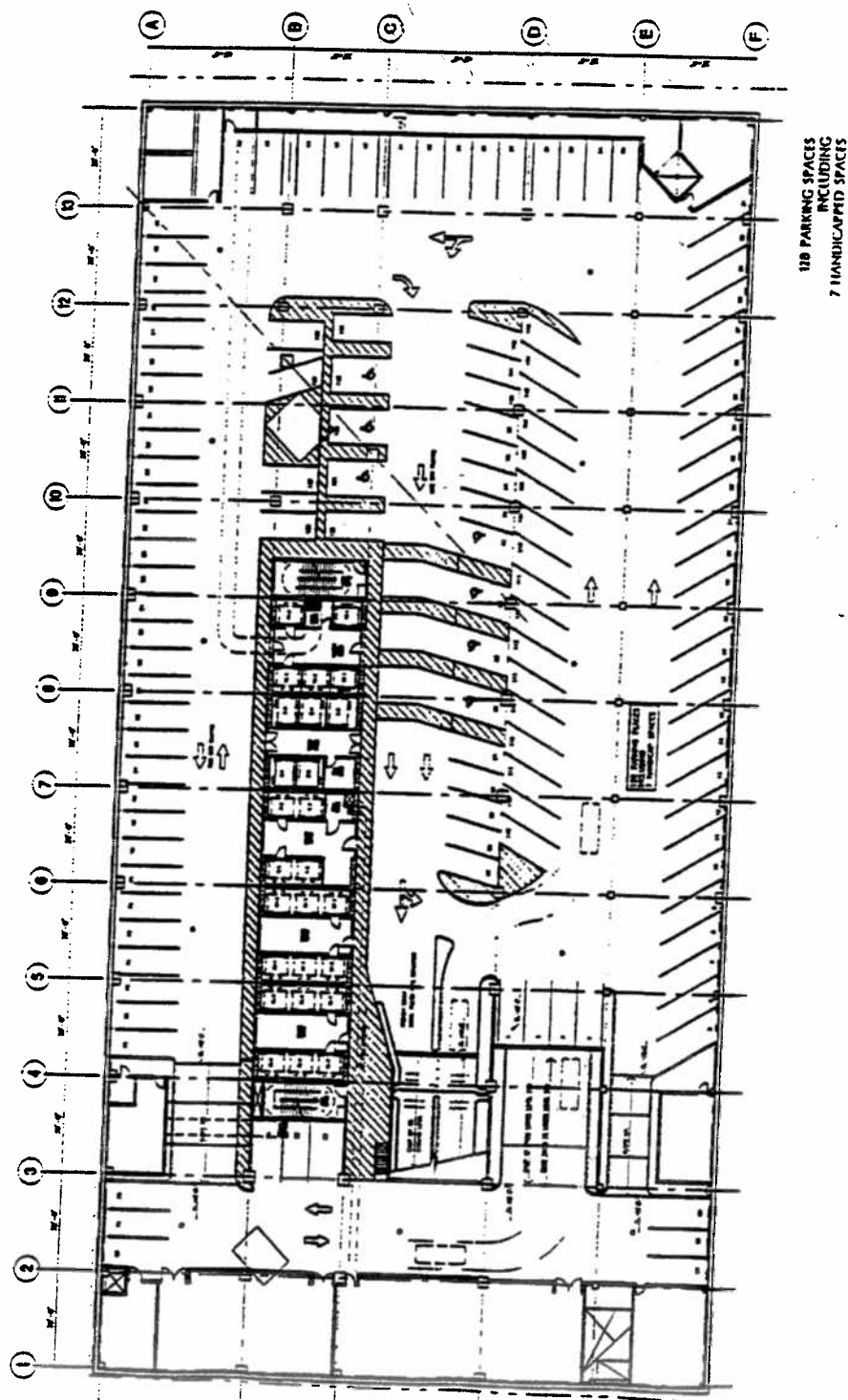


ABN AMRO PLAZA

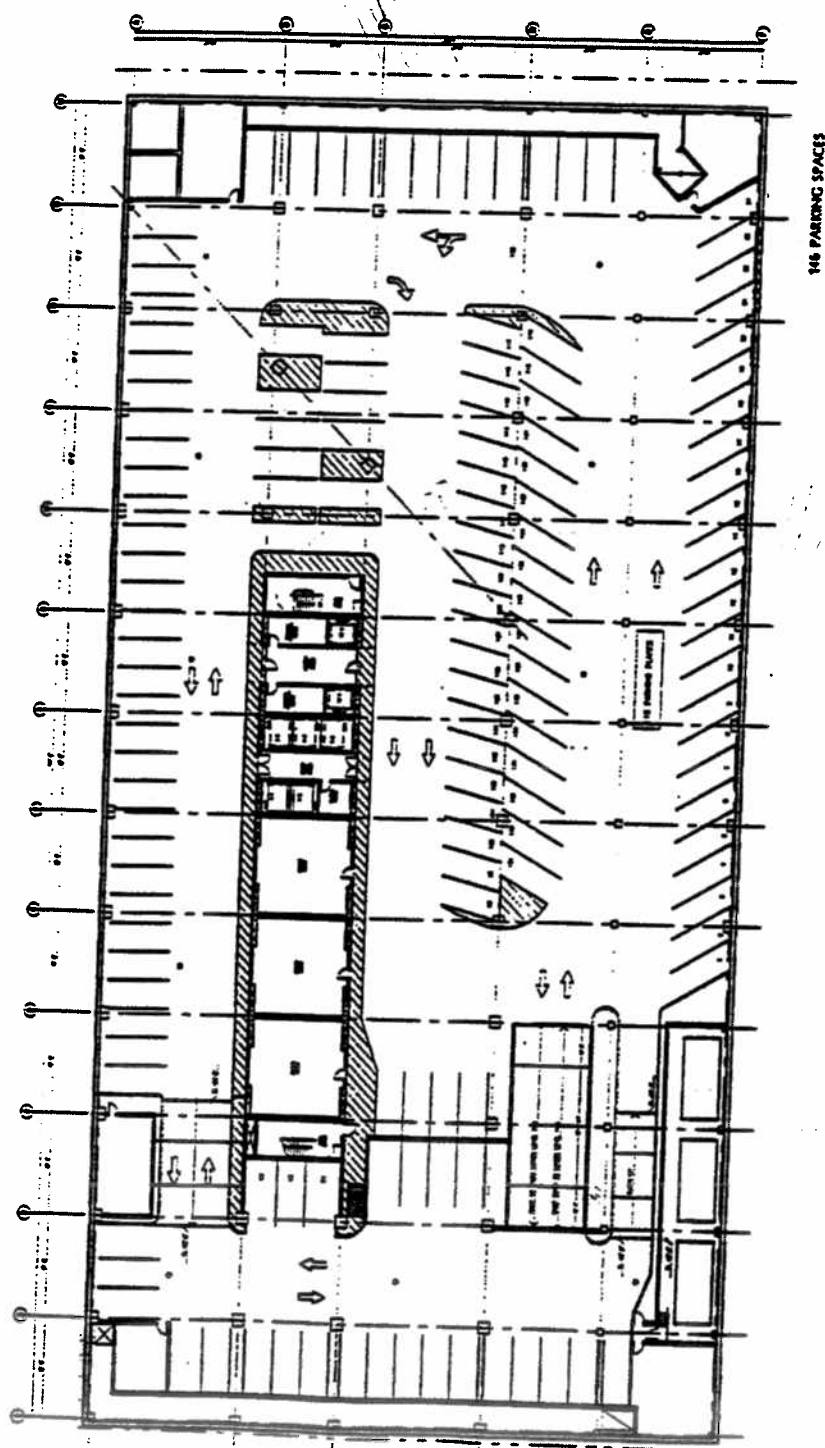
N

CONCEALED ABOVE-GROUND LOADING AMENITY DETAIL PLAN
DE STEFANO - PARTNERS

Lower Level One Plan, Phase I -- Underground
Parking Amenity Detail Plan.



Lower Level Two Plan, Phase I -- Underground
Parking Amenity Detail Plan.



Phase II -- Underground Parking
Amenity Detail Plans.

